

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. PC26-014

**A RESOLUTION RECOMMENDING THE MARIN COUNTY BOARD OF SUPERVISORS
ADOPT A RESOLUTION AMENDING THE LOCAL COASTAL LAND USE MAP AND
CHANGING THE LAND USE DESIGNATIONS FOR 36 PARCELS (APNS 166-181-01, 166-
202-01, 166-202-04, 166-213-01, 166-213-02, 119-270-24, 119-270-25, 119-270-26, 119-270-
27, 119-270-21, 119-234-01, 119-202-05, 119-222-08, 119-198-04, 119-198-05, 119-203-01,
119-203-03, 102-080-19, 102-080-20, 195-193-35, 195-211-05, 195-193-15, 195-193-18, 102-
080-23, 102-080-10, 102-051-08, 102-051-09, 102-051-07, 102-075-09, 102-041-44, 102-062-
03, 102-062-05, 102-062-06, 102-075-02, 102-075-06, AND 102-075-07) IDENTIFIED IN THE
2023-2031 MARIN COUNTY HOUSING ELEMENT WITH THE HOUSING OVERLAY
DESIGNATION TO IMPLEMENT THE 2023 HOUSING ELEMENT**

* * * * *

SECTION I: FINDINGS

1. **WHEREAS**, the Planning Commission recognizes the need for additional affordable housing, particularly very low- and low-income housing and housing to support the local workforce.
2. **WHEREAS**, the County adopted the 2023 Housing Element in January 2023, which was certified by the State Department of Housing and Community Development in April 2023. In adopting the 2023 Housing Element Update, the Board of Supervisors identified and approved housing element sites, including those located in the areas governed by the Local Coastal Program (LCP), and the adoption of the Housing Element Update amended the land use designation for each site, except those located in the Coastal Areas.
3. **WHEREAS**, for the 6th cycle (2023-2031), the Regional Needs Housing Allocation ("RHNA") established by the State and the Association of Bay Area Governments (ABAG) for the unincorporated Marin County is 3,569 units.
4. **WHEREAS**, given the current zoning of parcels within the 2023 Housing Element sites inventory, approximately 36 total parcels within the coastal areas, must be redesignated to accommodate the RHNA, as required by Government Code Subsections 65583(c)(I) and 65583.2(h) and (i).
5. **WHEREAS**, Program HE-1.1, HE-1.4, and HE-Program 8 of the Marin County 2023 Housing Element directly or indirectly support amending the Land Use Designation for vacant or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category.
6. **WHEREAS**, implementation the Countrywide Plan amendments is in furtherance of Housing Element Program 1a of the Marin County 2023 Housing Element, which establishes the Housing Overlay Designation (HOD) and requires that those sites accommodate 20% or more lower-income units in the Housing Sites Inventory, and development of those properties is subject to the Coastal Development Permit enumerated in the Coastal Act, Public Resources Code (PRC) Section 30600.

7. WHEREAS, the Planning Commission is recommending that the Board of Supervisors amend the Land Use Designation for Assessor's Parcels listed in the table below to implement the 2023 Housing Element Update and amend the corresponding Land Plan Map for each parcel listed below, attached hereto as Exhibit A, Proposed Coastal Land Use Plan Map Amendments:

Assessor's Parcels	Existing Land Use Plan Designation	Proposed Land Use Plan Designation
166-181-01	C-NC ¹	C-NC:HOD
166-202-01	C-NC	C-NC:HOD
166-202-04	C-NC	C-NC:HOD
166-213-01	C-NC	C-NC:HOD
166-213-02	C-NC	C-NC:HOD
119-270-24 (formerly 119-240-73)	C-OS ² and C-SF4 ³	C-OS:HOD and C SF4:HOD
119-270-25 (formerly 119-240-73)	C-OS	C-OS:HOD
119-270-26 (formerly 119-240-73)	C-OS	C-OS:HOD
119-270-27 (formerly 119-240-73)	C-OS	C-OS:HOD
119-270-21 (formerly 119-260-03 and 119-270-12)	C-NC	C-NC:HOD
119-234-01	C-NC	C-NC:HOD
119-202-05	C-SF4	C-SF4:HOD
119-222-08	C-NC	C-NC:HOD
119-198-04	C-NC	C-NC:HOD
119-198-05	C-NC	C-NC:HOD
119-203-01	C-NC	C-NC:HOD
119-203-03	C-NC	C-NC:HOD
102-080-19	C-SF3 ⁵	C-SF3:HOD
102-080-20	C-SF3	C-SF3:HOD
195-193-35	C-NC	C-NC:HOD
195-211-05	C-SF6 ⁴	C-SF6:HOD
195-193-15	C-SF6	C-SF6:HOD
195-193-18	C-SF6	C-SF6:HOD
102-080-23	C-NC	C-NC:HOD
102-080-10	C-SF3	C-SF3:HOD
102-051-08	C-NC	C-NC:HOD
102-051-09	C-NC	C-NC:HOD ⁶
102-051-07	C-NC	C-NC:HOD
102-075-09	C-NC	C-NC:HOD
102-041-44	C-SF6 and C-AG3	C-SF6:HOD and C AG3:HOD
102-062-03	C-SF6	C-SF6:HOD
102-060-05 (formerly 102-062-04)	C-SF6	C-SF6:HOD
102-060-06 (formerly 102-062-04)	C-SF6	C-SF6:HOD
102-075-02	C-NC	C-NC:HOD
102-075-06	C-NC	C-NC:HOD
102-075-07	C-NC	C-NC:HOD

1. C-NC (Coastal, Neighborhood Commercial)
2. C-OS (Coastal, Open Space)
3. C-SF4 (Coastal, Single-Family, 1-2 units per acre)
4. C-SF6 (Coastal, Single Family, 4-7 unit per acre)
5. C-SF3 (Coastal, Single Family, 1 unit per 1-5 acres)
6. C-AG (Coastal, Agricultural, 1 unit per 1-9 acres)
7. HOD: Housing Overlay Designation

8. WHEREAS, the Marin County Planning Commission action on the Coastal Land Use Plan modifications is intended to carry out the following provisions of the Public Resources Code:

1. Section 30004(a): the Legislature further finds and declares that (a) to achieve maximum responsiveness to local conditions, accountability, and public accessibility, it is necessary to rely heavily on local government and local land use planning procedures and enforcement; and
2. Section 30500(c): The precise content of each local coastal program shall be determined by the local government, consistent with Section 30501, in full consultation with the California Coastal Commission and with full public participation; and
3. Section 30512.1(a): The California Coastal Commission's review of a land use plan shall be limited to its administrative determination that the land use plan submitted by the local government does, or does not, conform with the requirements of Chapter 3 (commencing with Section 30200). In making this review, the Coastal Commission is not authorized by any provision of this division to diminish or abridge the authority of a local government to adopt and establish, by ordinance, the precise content of its land use plan; and
4. Section 30512.2(c): The Commission shall require conformance with the policies and requirements of Chapter 3 (commencing with Section 30200) only to the extent necessary to achieve the basic state goals specified in Section 30001.5.

9. WHEREAS, on April 6, 2026, May 28, 2026, and June 15, 2026, the Marin County Planning Commission held duly noticed public hearings to take public testimony and consider the code amendments, and finds that the proposed Coastal Land Use Plan redesignation and Coastal Land Use Plan map amendments are consistent with the findings required by the Marin County Code, including:

1. The proposed land use designations will allow a density of development and types of uses that are compatible with the objectives, policies, and programs, and land use designations of the certified 2023 Housing Element Update.
2. The proposed land use designations are compatible with the level of utilities and community services available to the land.
3. The proposed land use designation amendment is in the best interests of the public health, safety, and welfare.
4. The sites will accommodate housing type(s) that are needed to house the local workforce in support of the local economy, and the proposed Coastal Land Use Plan amendment is intended to accommodate housing at all income levels, including affordable housing.
5. The proposed amendments are consistent with, and conform to, the certified Local Coastal Program, including the Land Use Plan. Additionally, the proposed amendments are consistent with Public Resources Code § 30512, which requires that the Land Use

Plans meet the requirements of, and be in conformity with, the Chapter 3 policies of the Coastal Act. The proposed amendments are also in full compliance with Public Resources Code § 30513, as they conform to and adequately carry out the provisions of the certified Land Use Plan.

10. **WHEREAS**, pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15168, no additional environmental review is required to approve the 2026 Coastal Land Use Plan amendments for the following reasons:

1. The amendments are within the scope of the Supplemental Marin Countywide Plan Environmental Impact Report prepared for the 2023 Housing Element.
2. The amendments are exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 because the approved amendments would strengthen and ensure consistent application of standards for the maintenance, restoration, enhancement, and protection of natural resources and the environment.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission recommends that the Marin County Board of Supervisors adopt a resolution amending the Countywide Land Use Map and changing land use designations for 36 parcels identified in Program 1a of the Marin County 2023 Housing Element, which establishes the Housing Overlay Designation (HOD).

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 15th day of June 2026 by the following vote:

AYES: COMMISSIONERS Muralles, Monore, Curran, Biehle, Lind, and Sandoval

NOES:

ABSENT: COMMISSIONER Stepanicich

Claudia Muralles

Claudia Muralles (Jul 10, 2026 09:29:19 PDT)

Claudia Muralles, CHAIR
MARIN COUNTY PLANNING COMMISSION

ATTEST:

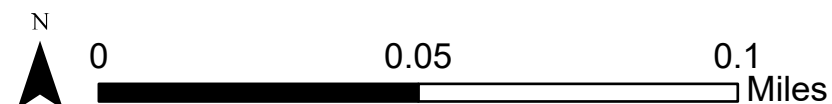
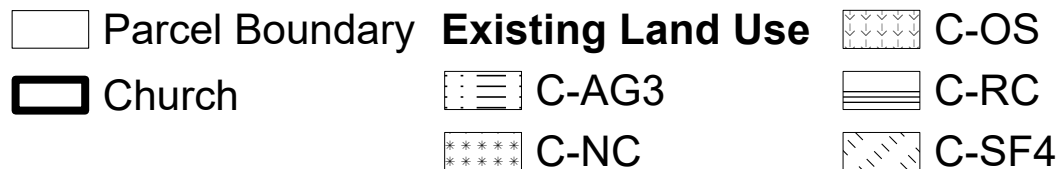
Sindy Palencia

Sindy Palencia
Planning Commission Recording Secretary

Exhibit A: Proposed Local Coastal Program Land Use Plan Map Amendments.



Existing Land Use Designation - Olema Catholic Church



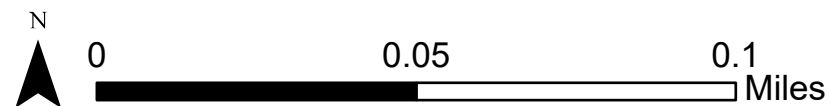
Date: November 18th, 2024

Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Olema Catholic Church

 Parcel Boundary	Existing Land Use	 C-RC
 Church	 C-AG3	 C-SF4
Proposed Land Use	 C-NC	
 C-NC-HOD	 C-OS	



Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Olema Underutilized

 Parcel Boundary	Existing Land Use	 C-OS
 Olema Commercial	 C-AG3	 C-RC
	 C-NC	 OS



0

0.05

0.1

Miles

Date: November 18th, 2024

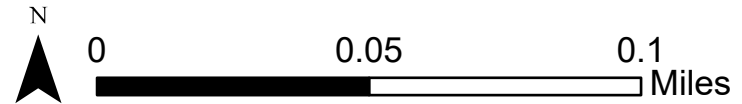
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This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Olema Underutilized

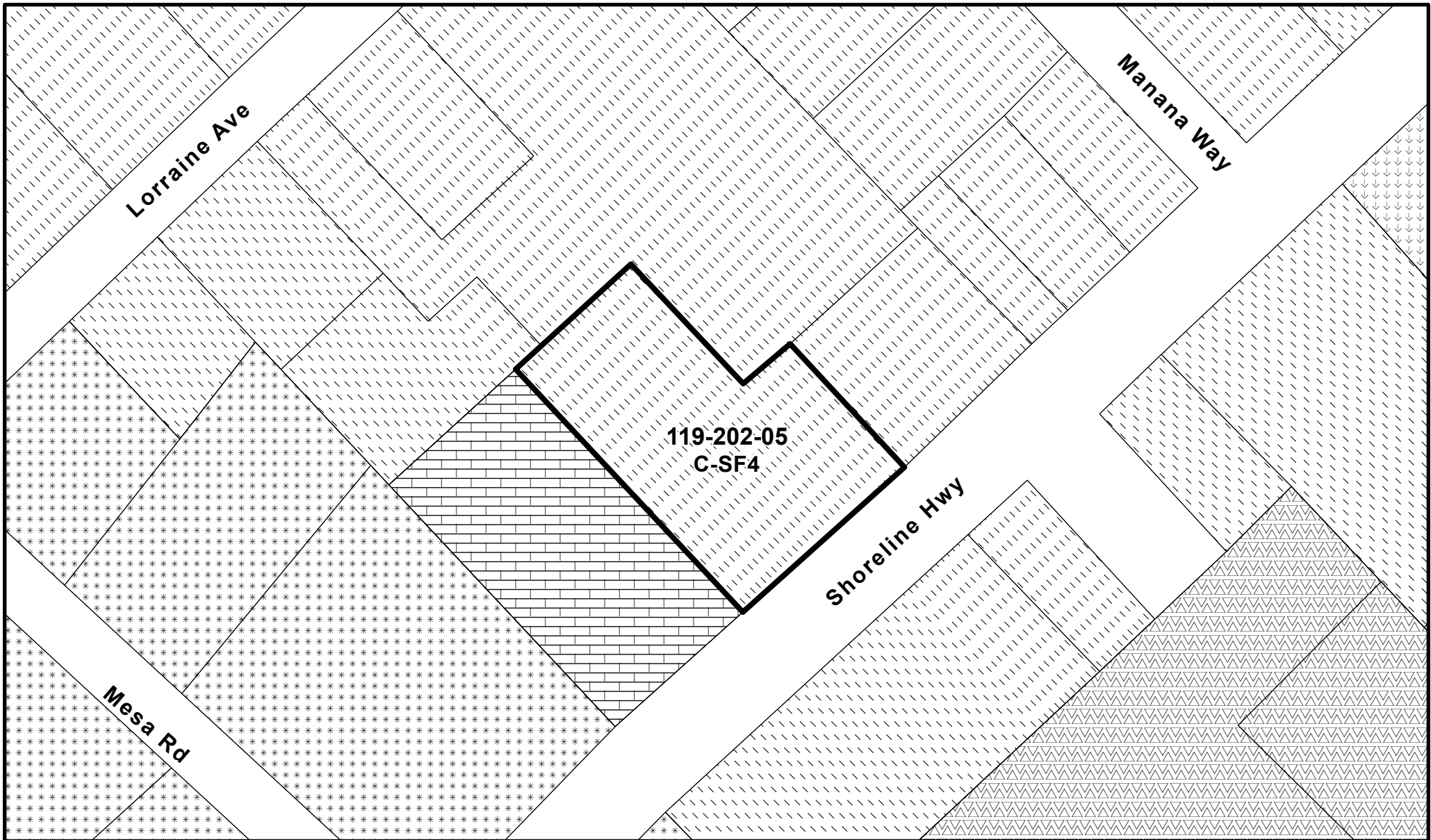
 Parcel Boundary	Existing Land Use	 C-RC
 Olema Commercial	 C-AG3	 OS
Proposed Land Use	 C-NC	
 C-NC-HOD	 C-OS	



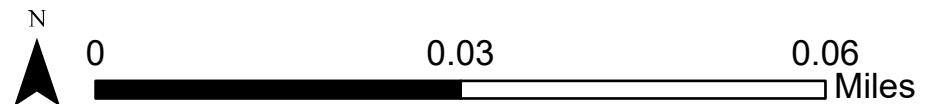
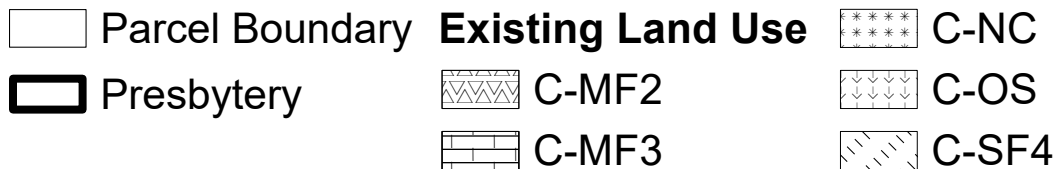
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Data Source: Marin County Community Development Agency

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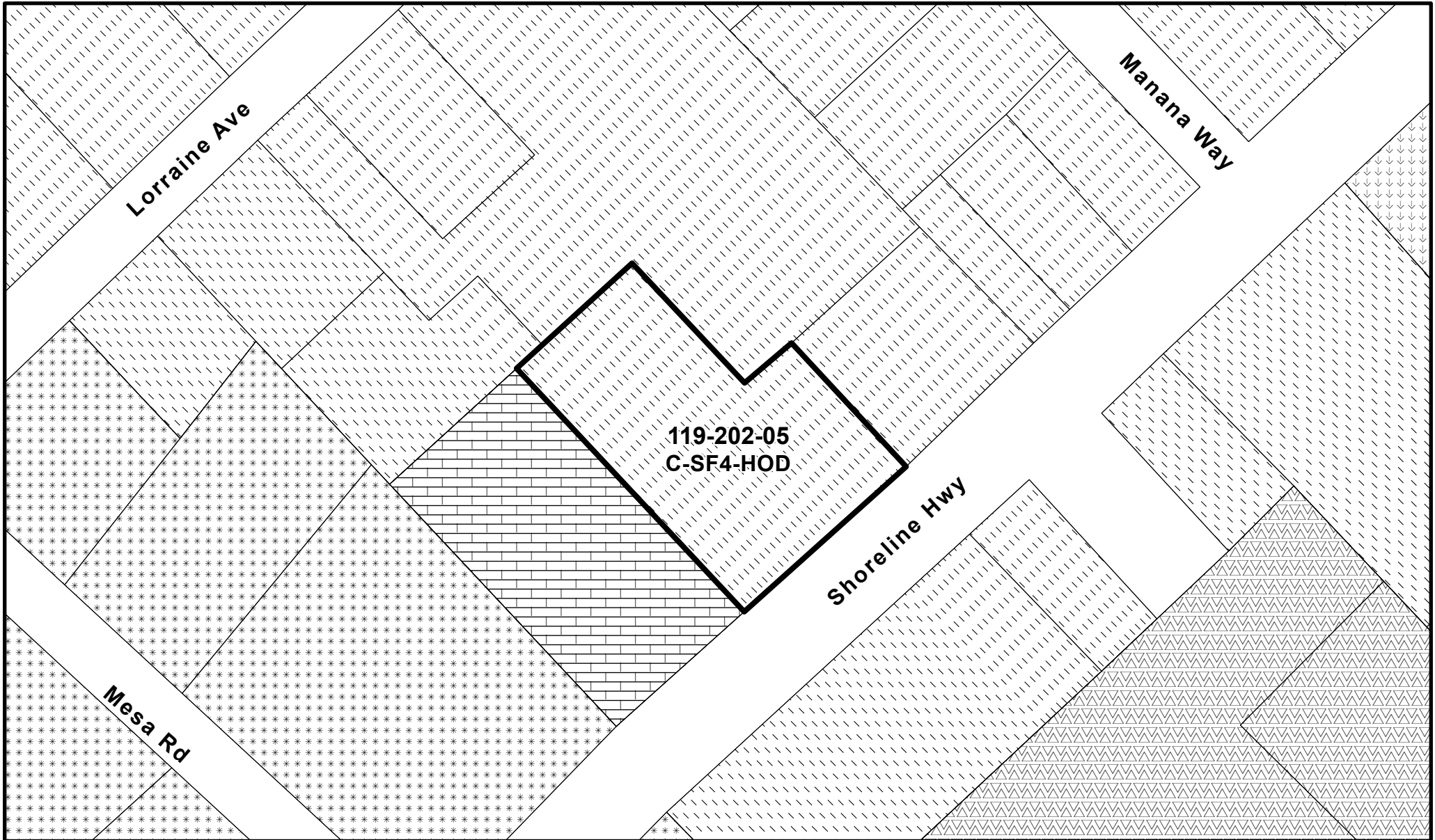


Existing Land Use Designation - Presbytery of the Redwoods



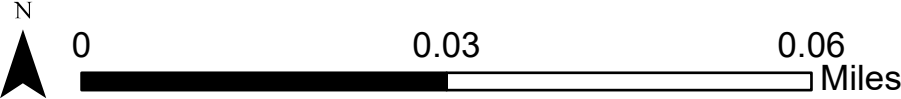
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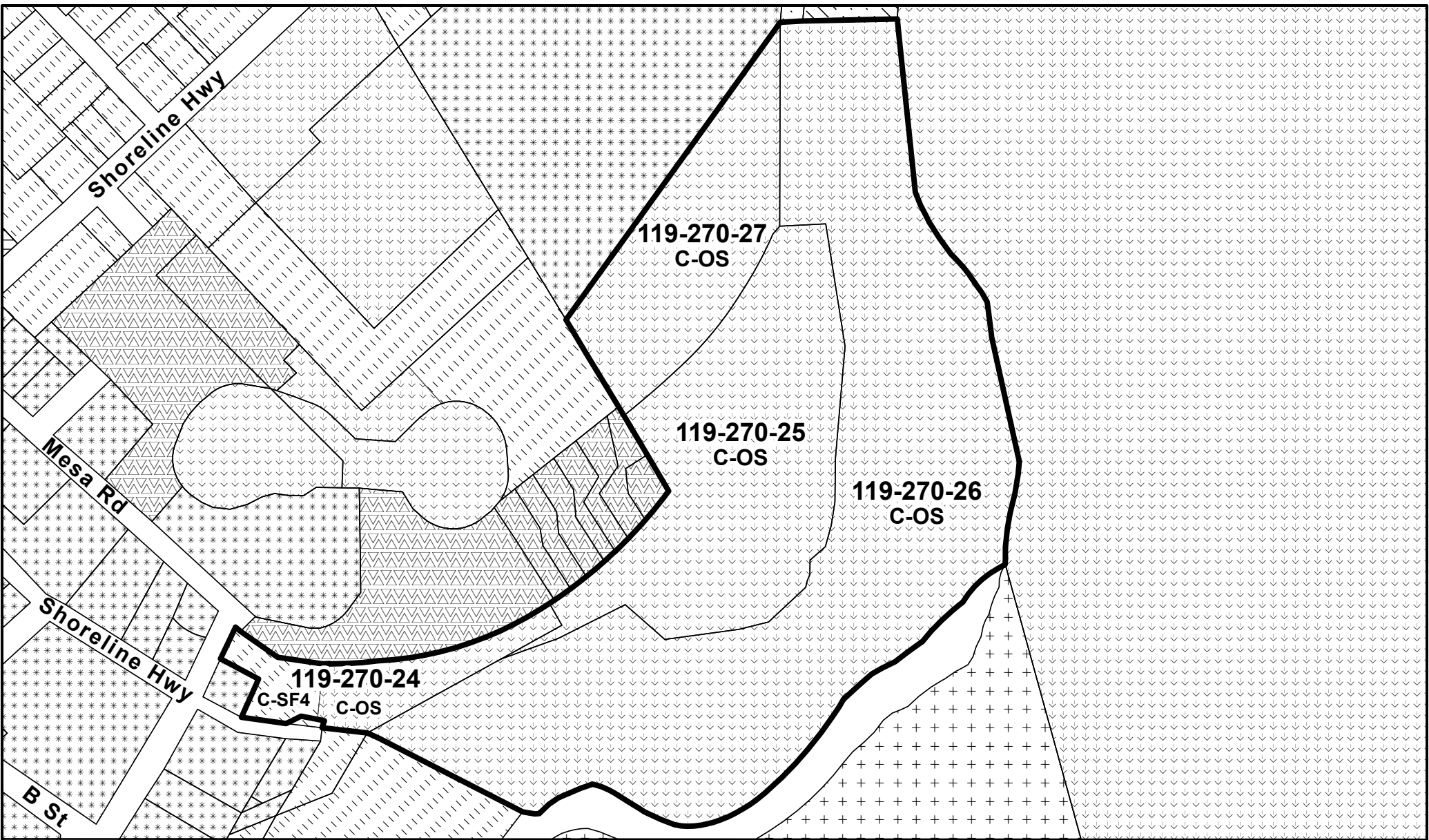


Proposed Land Use Designation - Presbytery of the Redwoods

- | | | |
|--|---|---|
|  Parcel Boundary | Existing Land Use |  C-OS |
|  Presbytery |  C-MF2 |  C-SF4 |
| Proposed Land Use |  C-MF3 | |
|  C-SF4-HOD |  C-NC | |

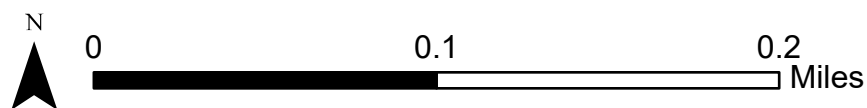


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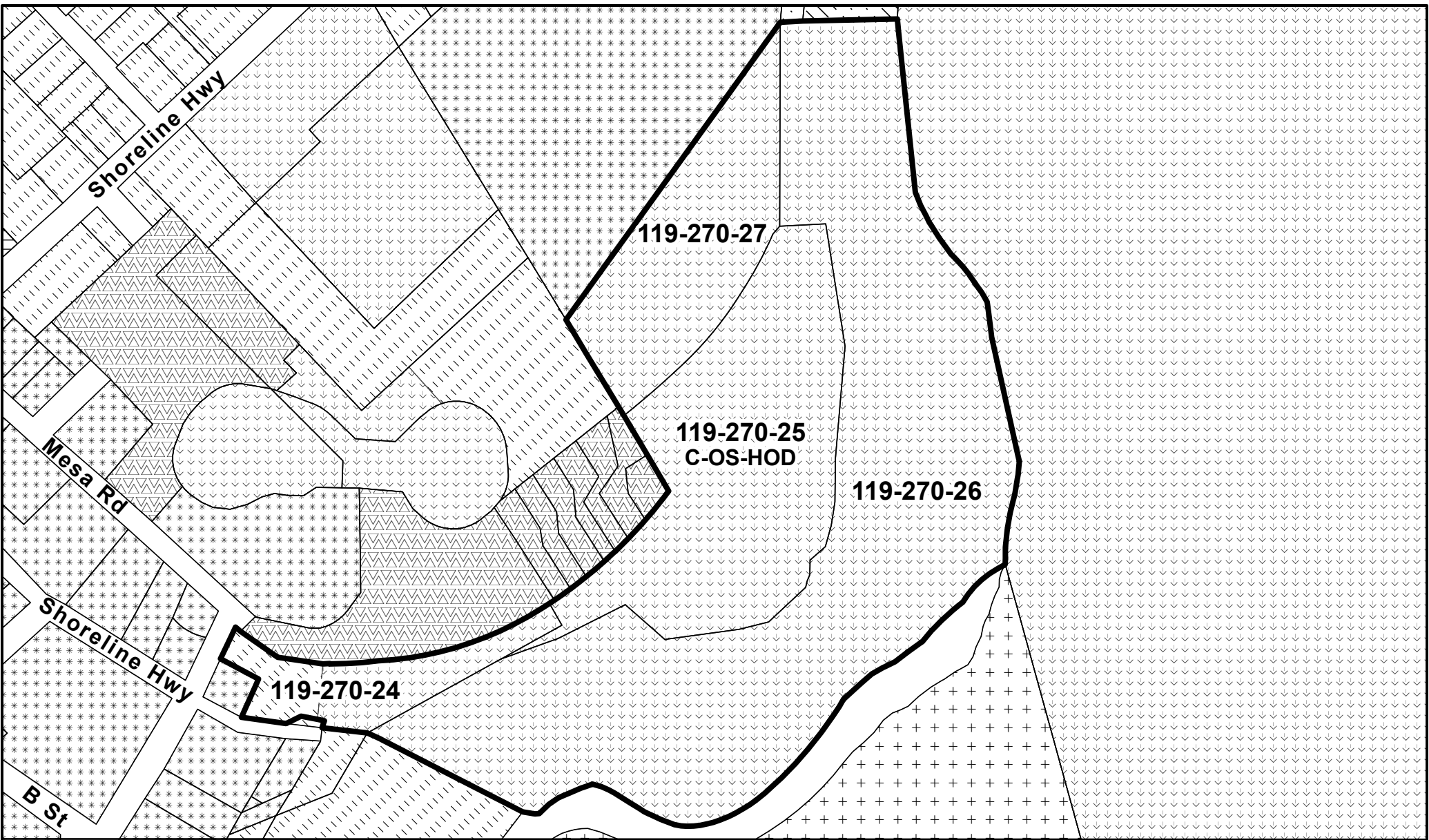


Existing Land Use Designation - Pt. Reyes Coast Guard Rehabilitation/Conversion

- | | | |
|--------------------------|-------|-------|
| Parcel Boundary | C-AG3 | C-OS |
| Coast Guard Site | C-MF2 | C-SF4 |
| Existing Land Use | C-MF3 | |
| C-AG1 | C-NC | |

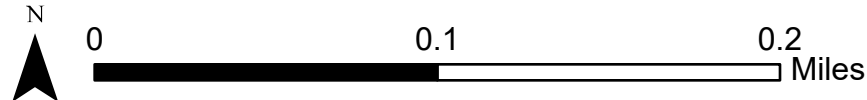


Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Pt. Reyes Coast Guard Rehabilitation/Conversion

- | | | |
|---|---|---|
|  Parcel Boundary | Existing Land Use |  C-MF3 |
|  Coast Guard Site |  C-AG1 |  C-NC |
| Proposed Land Use |  C-AG3 |  C-OS |
|  C-OS-HOD |  C-MF2 |  C-SF4 |

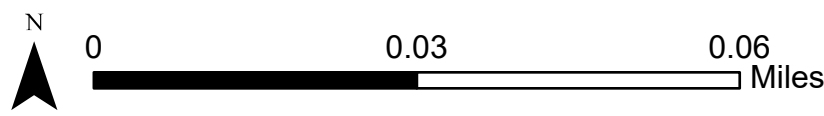


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Pt. Reyes County Vacant Site

- | | |
|--------------------------|-------|
| Parcel Boundary | C-NC |
| Vacant Site | C-OS |
| Existing Land Use | C-SF4 |
| C-MF2 | |

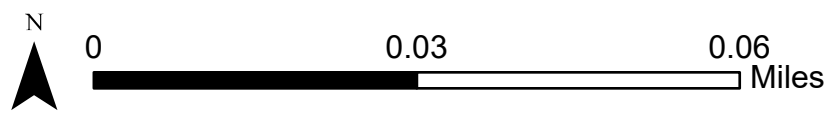


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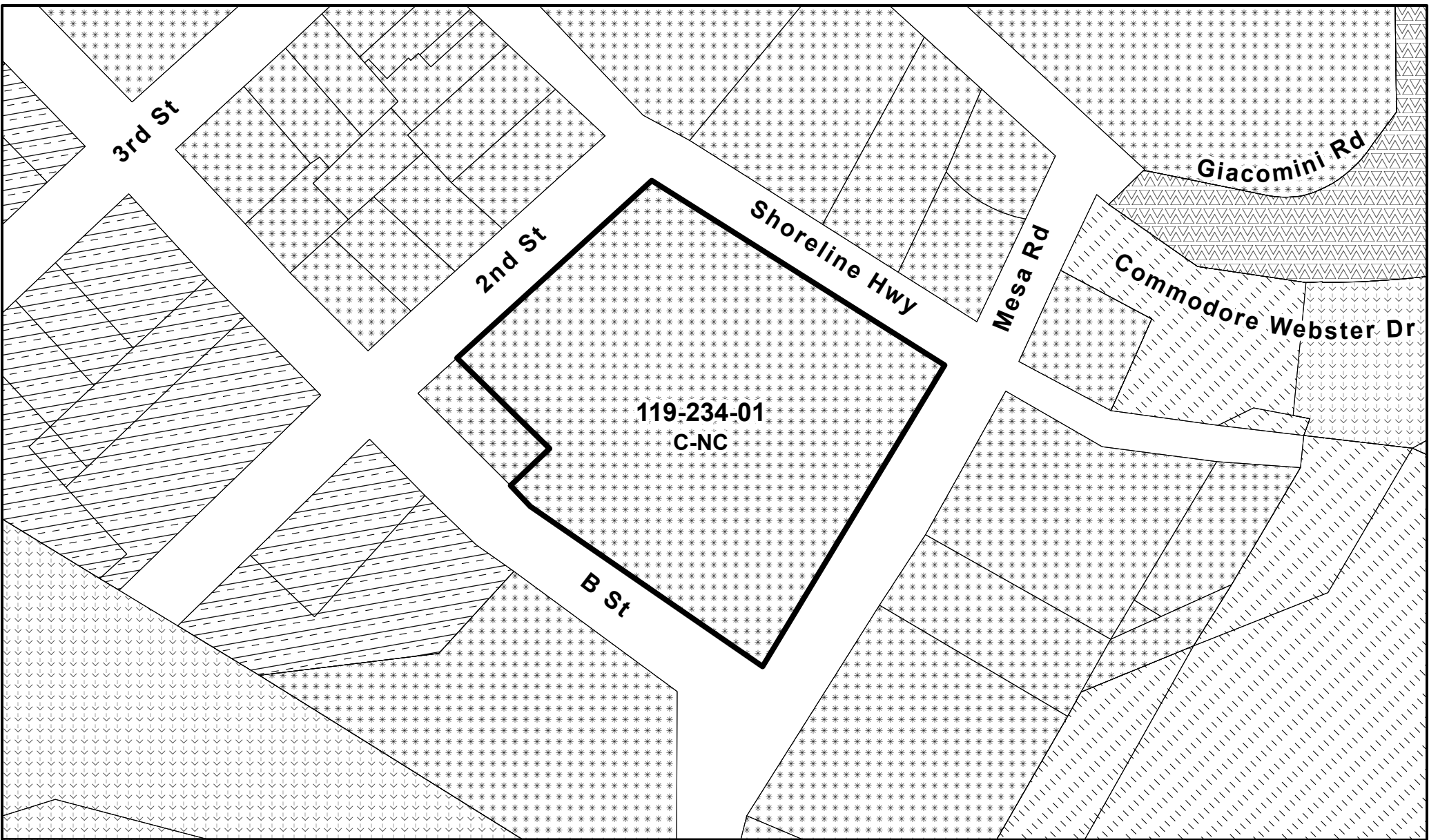


Proposed Land Use Designation - Pt. Reyes County Vacant Site

- | | |
|--------------------------|--------------------------|
| Parcel Boundary | Existing Land Use |
| Vacant Site | C-MF2 |
| Proposed Land Use | C-NC |
| C-NC-HOD | C-OS |
| | C-SF4 |



Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Pt. Reyes Grandi Building/Site

- | | |
|--------------------------|-------|
| Parcel Boundary | C-NC |
| Grandi Building | C-OS |
| Existing Land Use | C-SF4 |
| C-MF2 | C-SF5 |



0 0.04 0.08 Miles

Date: March 25th, 2026

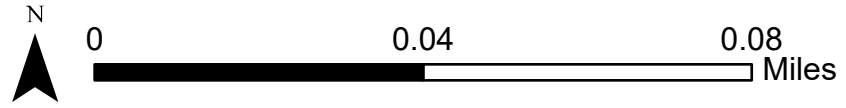
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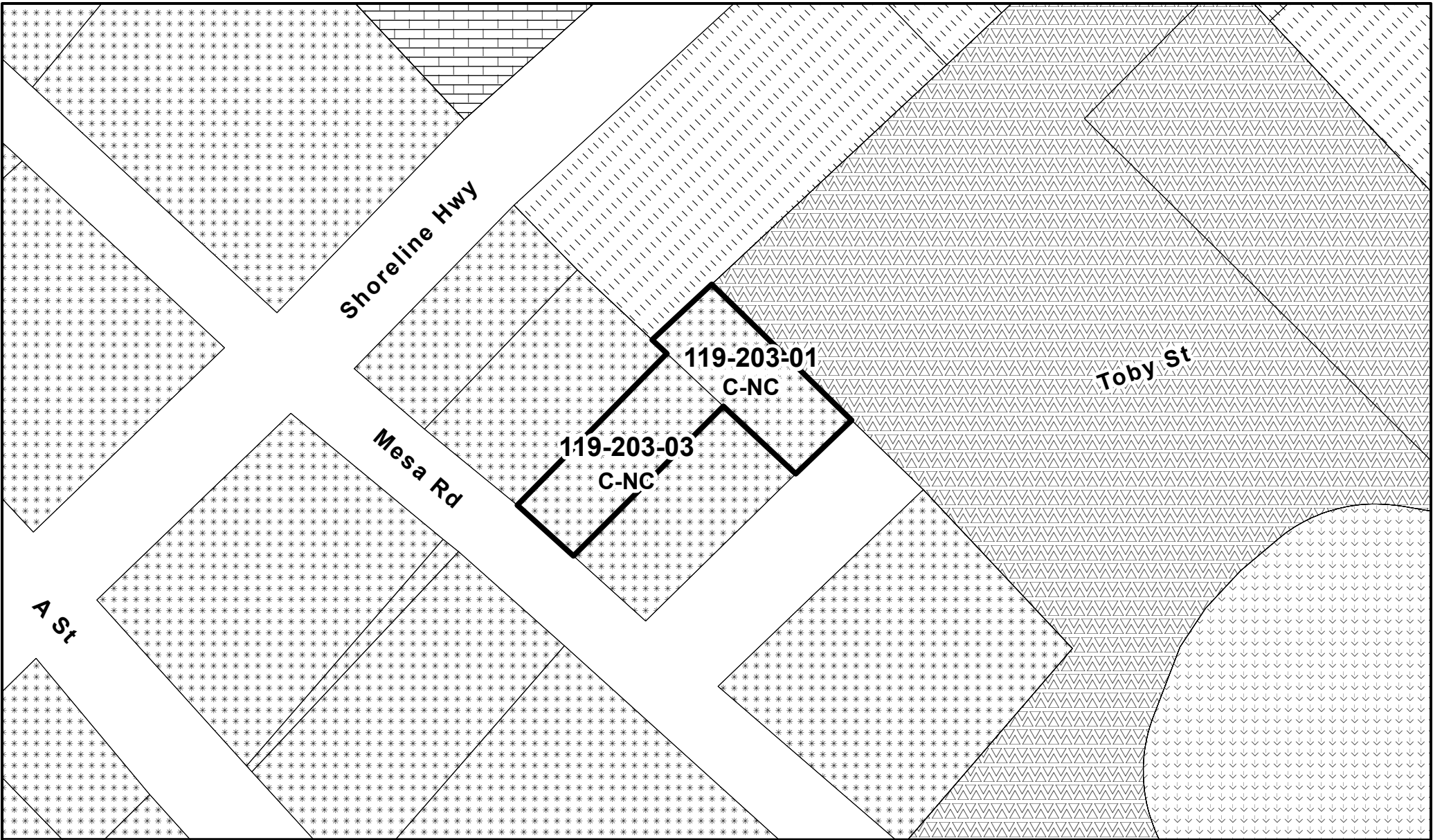


Proposed Land Use Designation - Pt. Reyes Grandi Building/Site

- | | | |
|--------------------------|--------------------------|-------|
| Parcel Boundary | Existing Land Use | C-SF4 |
| Grandi Building | C-MF2 | C-SF5 |
| Proposed Land Use | C-NC | |
| C-NC-HOD | C-OS | |

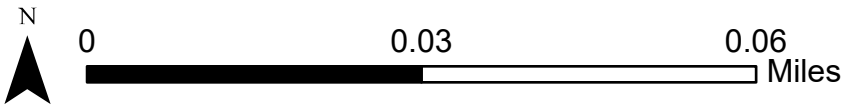


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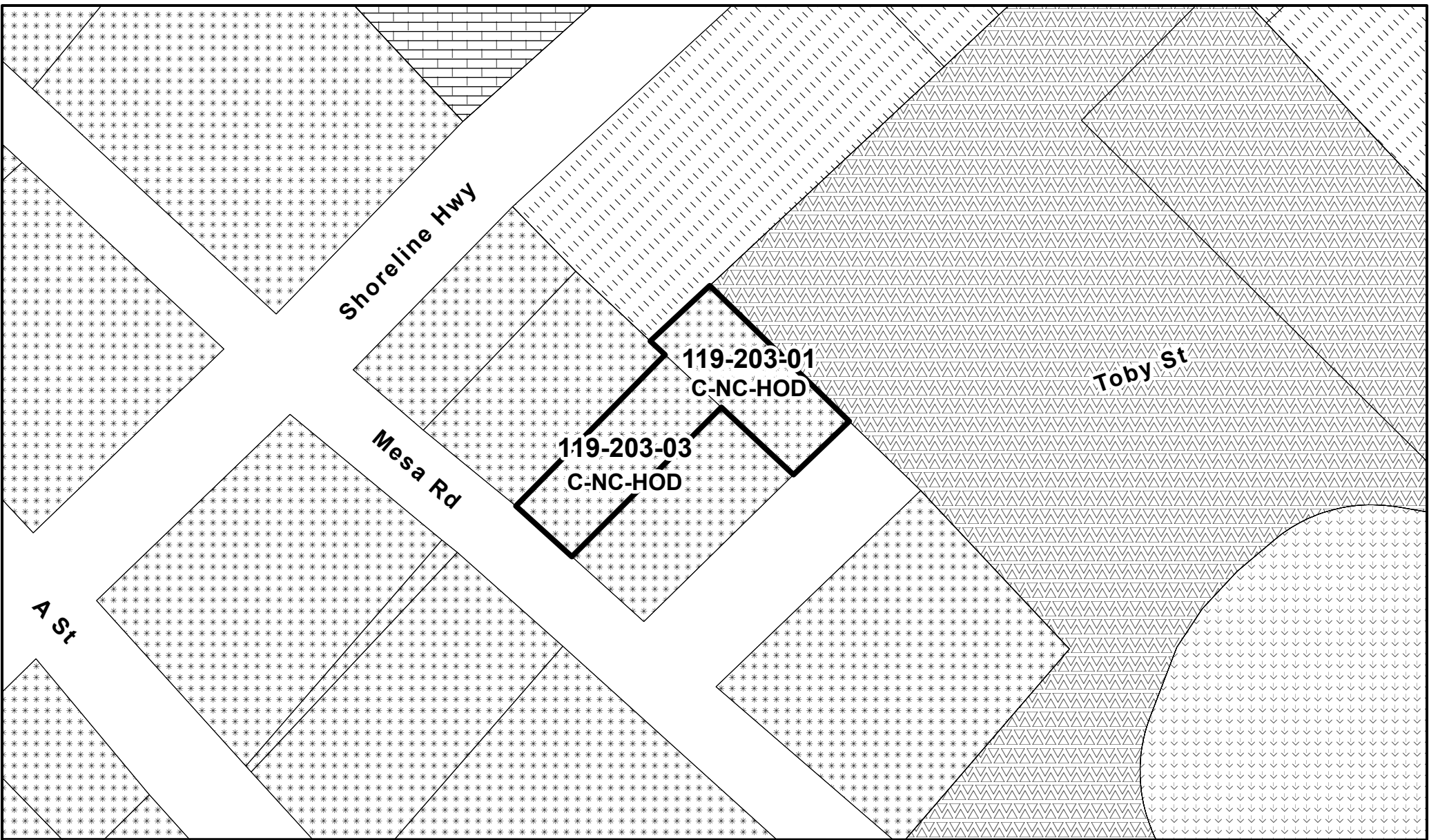


Existing Land Use Designation - Pt. Reyes Station (Vacant)

- | | |
|--------------------------|-------|
| Parcel Boundary | C-MF3 |
| Pt. Reyes Village | C-NC |
| Existing Land Use | C-OS |
| C-MF2 | C-SF4 |



Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Pt. Reyes Station (Vacant)

 Parcel Boundary	Existing Land Use	 C-OS
 Pt. Reyes Village	 C-MF2	 C-SF4
Proposed Land Use	 C-MF3	
 C-NC-HOD	 C-NC	

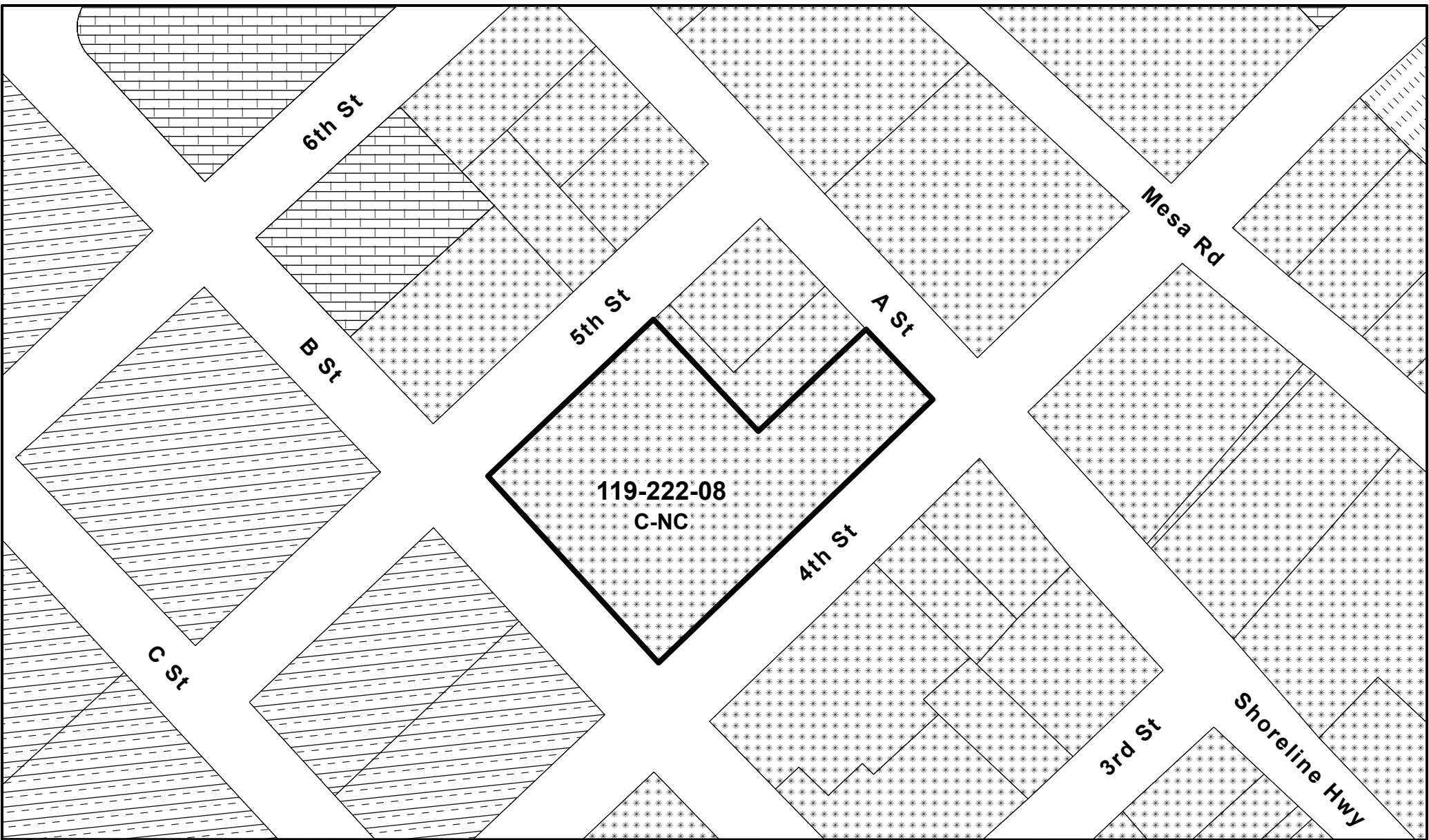


0 0.03 0.06 Miles

Date: March 25th, 2026

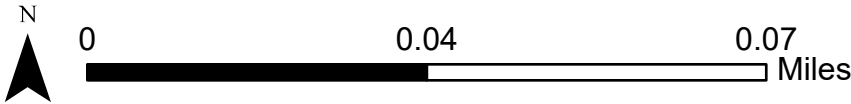
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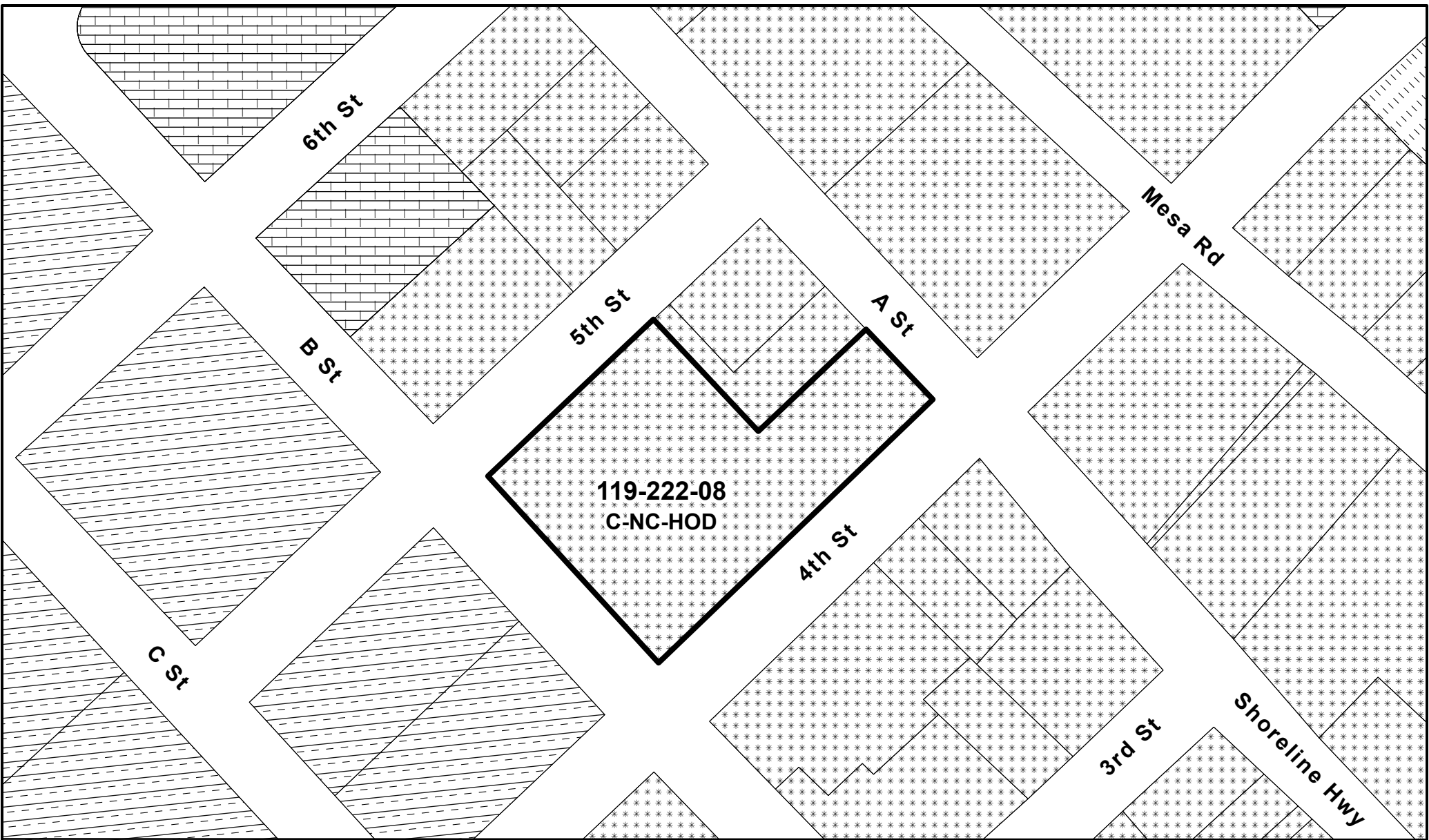


Existing Land Use Designation - Pt. Reyes Village

- | | |
|--------------------------|-------|
| Parcel Boundary | C-NC |
| Pt. Reyes Village | C-SF4 |
| Existing Land Use | C-SF5 |
| C-MF3 | |



Date: March 25th, 2026
Data Source: Marin County Community Development Agency
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Proposed Land Use Designation - Pt. Reyes Village

-  Parcel Boundary

 Pt. Reyes Village

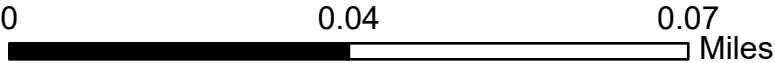
Proposed Land Use

 C-NC-HOD
-  C-MF3

 C-NC

 C-SF4

 C-SF5

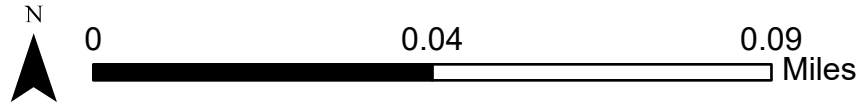


Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Pt. Reyes Village Red/Green Barn

- | | | |
|--------------------------|-------|-------|
| Parcel Boundary | C-MF3 | C-SF4 |
| Pt. Reyes Village | C-NC | C-SF5 |
| Existing Land Use | C-OS | |
| C-AG3 | C-PR | |

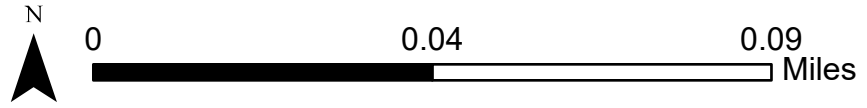


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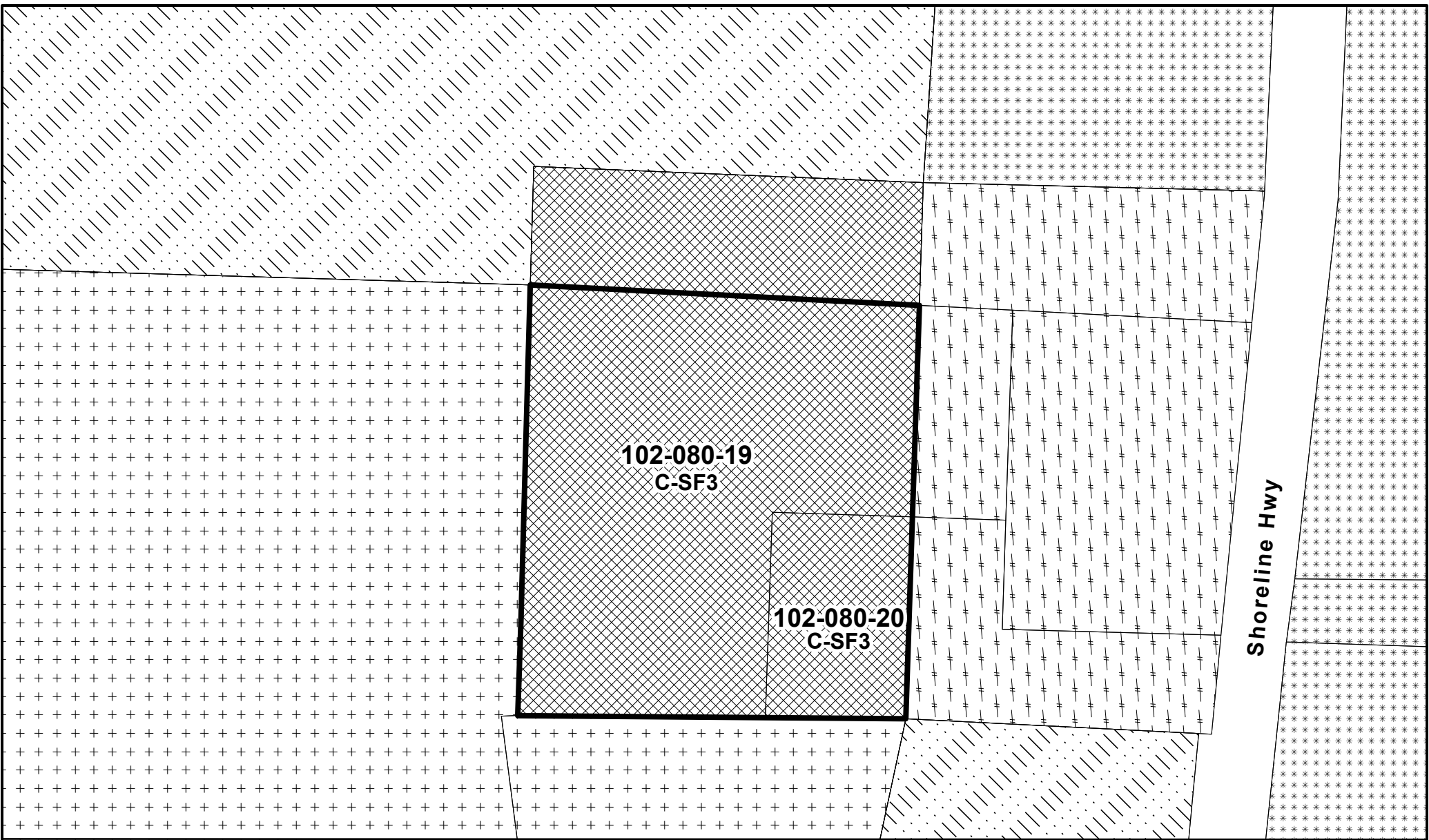


Proposed Land Use Designation - Pt. Reyes Village Red/Green Barn

- | | | |
|--------------------------|--------------------------|-------|
| Parcel Boundary | Existing Land Use | C-OS |
| Pt. Reyes Village | C-AG3 | C-PR |
| Proposed Land Use | C-MF3 | C-SF4 |
| C-NC-HOD | C-NC | C-SF5 |

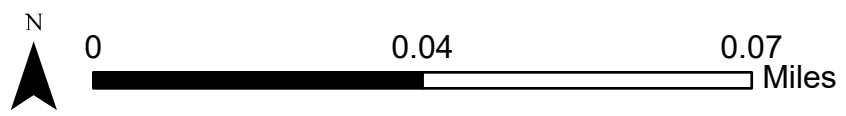


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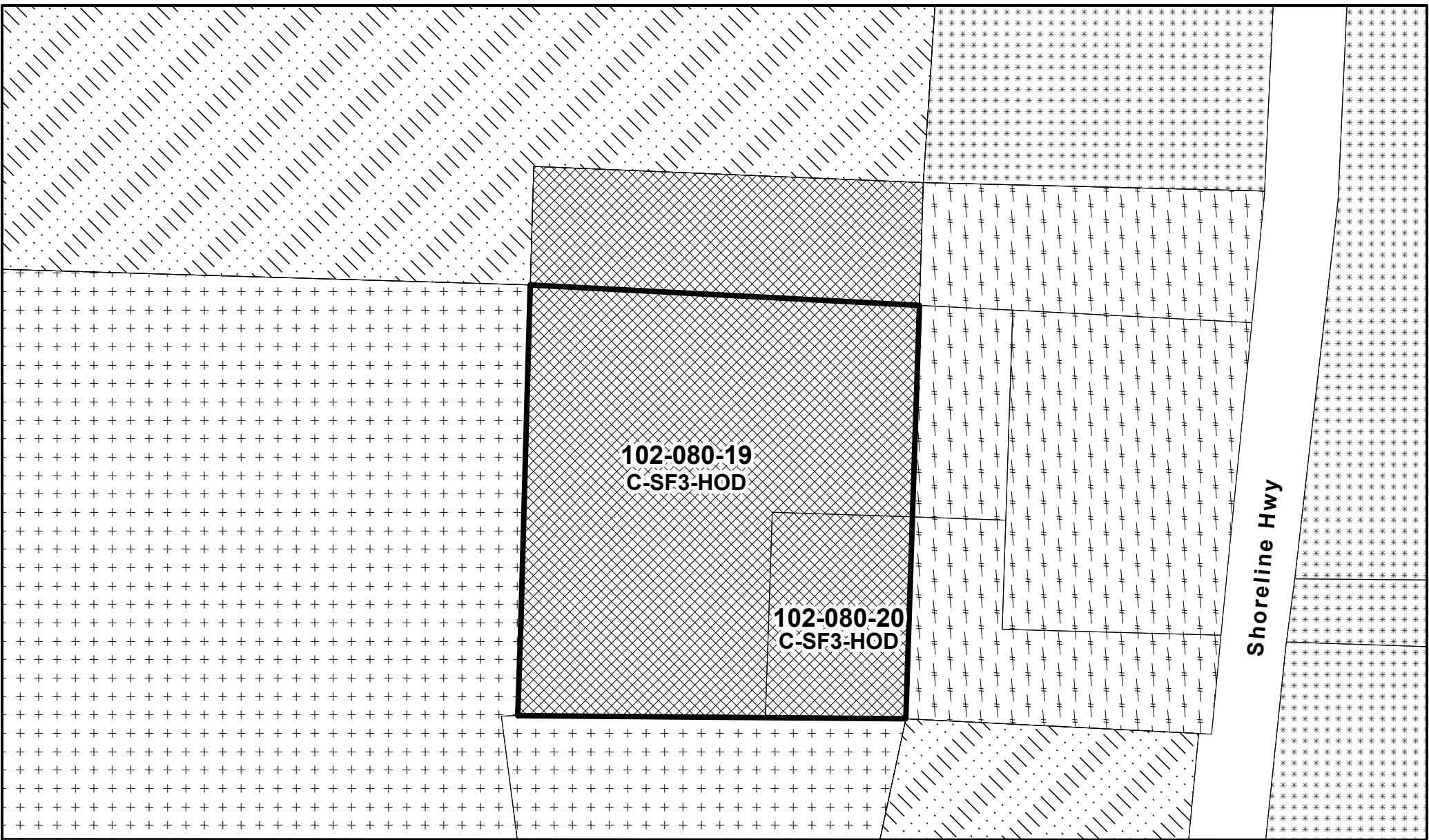


Existing Land Use Designation - Shoreline Unified School District

- | | |
|--------------------------|---------|
| Parcel Boundary | C-AG3 |
| School District | C-NC |
| Existing Land Use | C-NC-PF |
| C-AG1 | C-SF3 |



Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Shoreline Unified School District

-  Parcel Boundary

 School District

Proposed Land Use

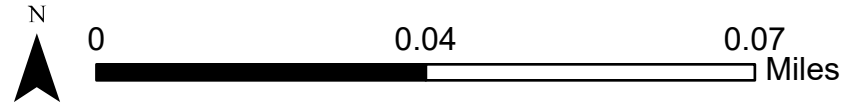
 C-SF3-HOD
- Existing Land Use**

 C-AG1

 C-AG3

 C-NC
-  C-NC-PF

 C-SF3

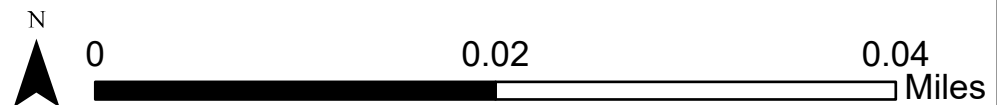


Date: March 25th, 2026
Data Source: Marin County Community Development Agency
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Existing Land Use Designation - Stinson Beach Commercial

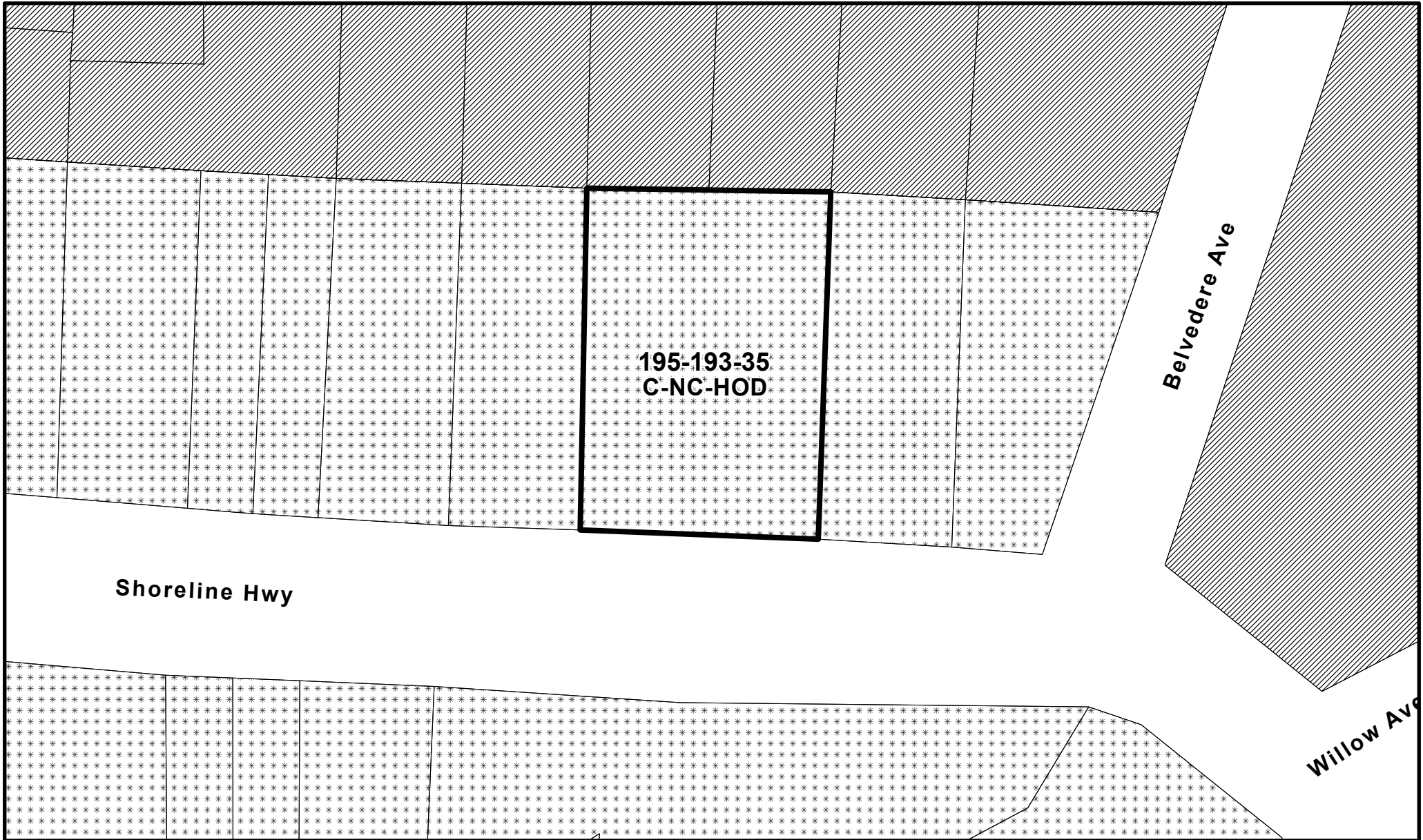
- Parcel Boundary**
- Existing Land Use**
-  Commercial Site
 -  C-NC
 -  C-SF6



Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Stinson Beach Commercial

- Parcel Boundary**
- Existing Land Use**
- Proposed Land Use**
- C-NC
 - C-NC-HOD
 - C-SF6



0

0.02

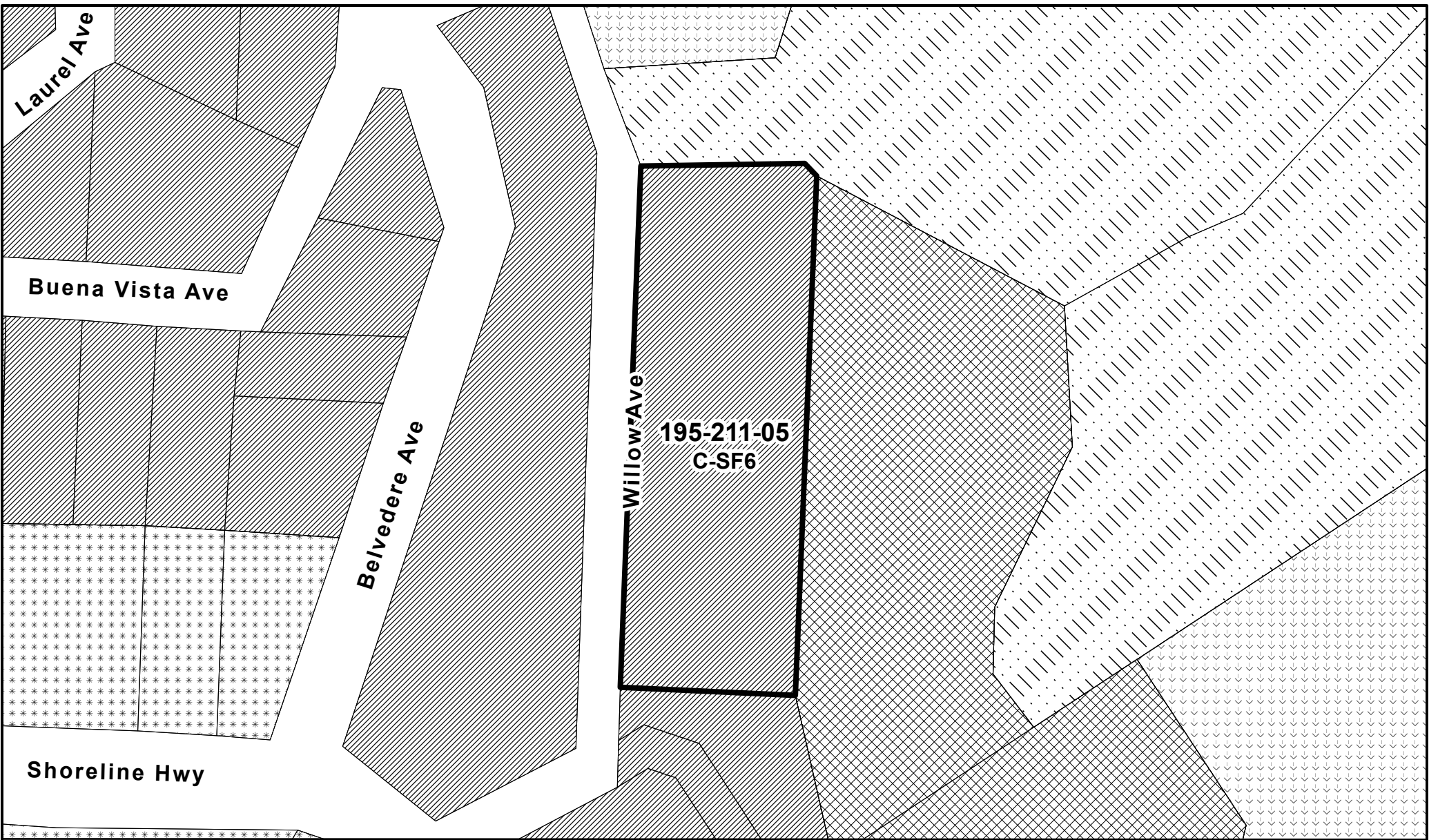
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Miles

Date: November 18th, 2024

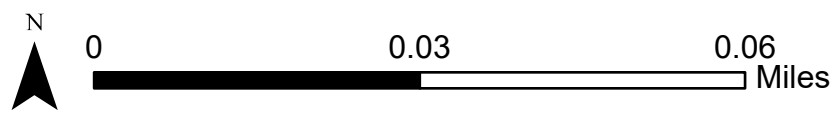
Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.

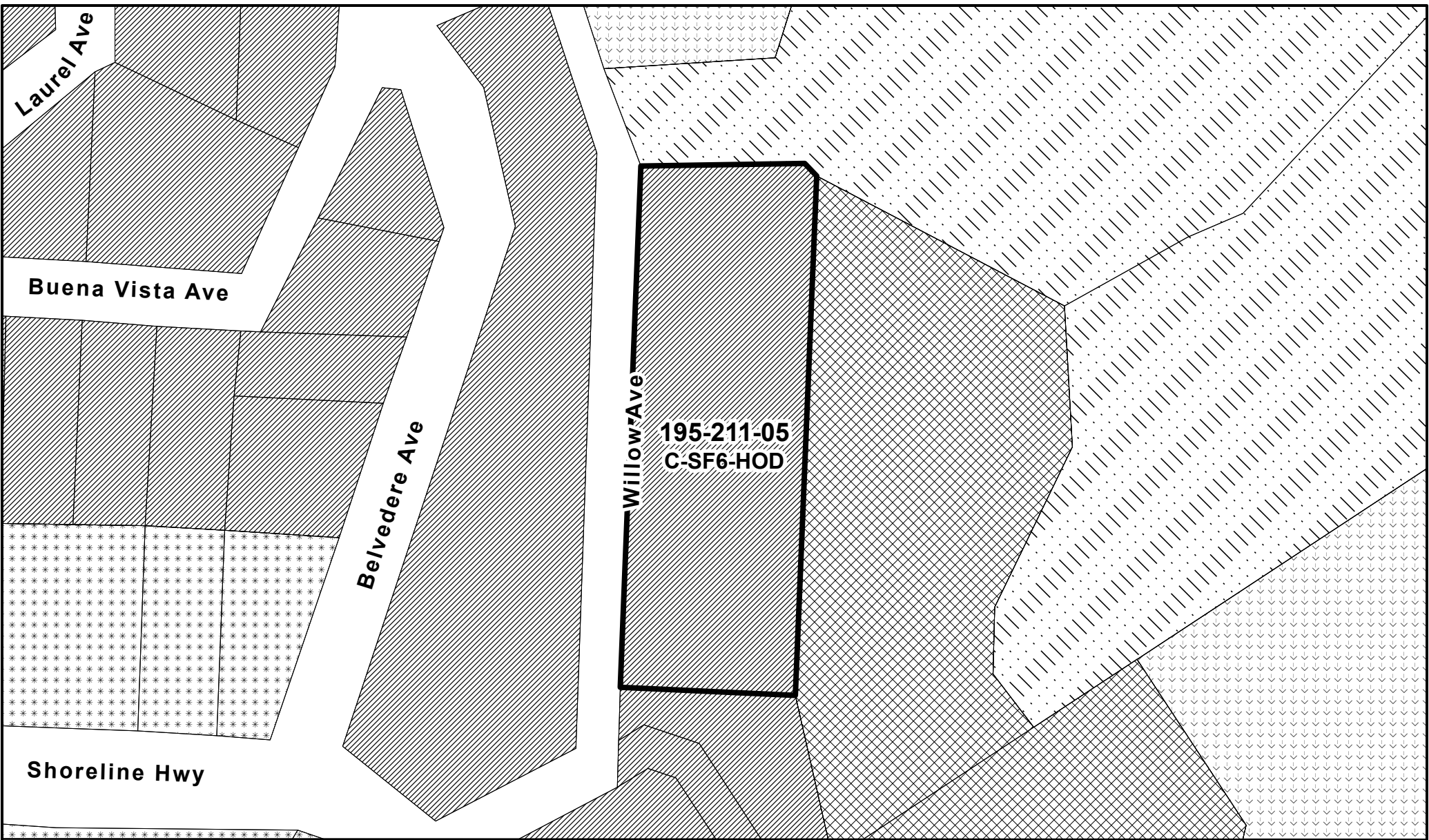


Existing Land Use Designation - Stinson Beach Commercial Center Vacant

- | | |
|--------------------------|-------|
| Parcel Boundary | C-NC |
| Commercial Center | C-OS |
| Existing Land Use | C-SF3 |
| C-AG3 | C-SF6 |



Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Stinson Beach Commercial Center Vacant

Parcel Boundary	Existing Land Use	C-SF3
Commercial Center	C-AG3	C-SF6
Proposed Land Use	C-NC	
C-SF6-HOD	C-OS	

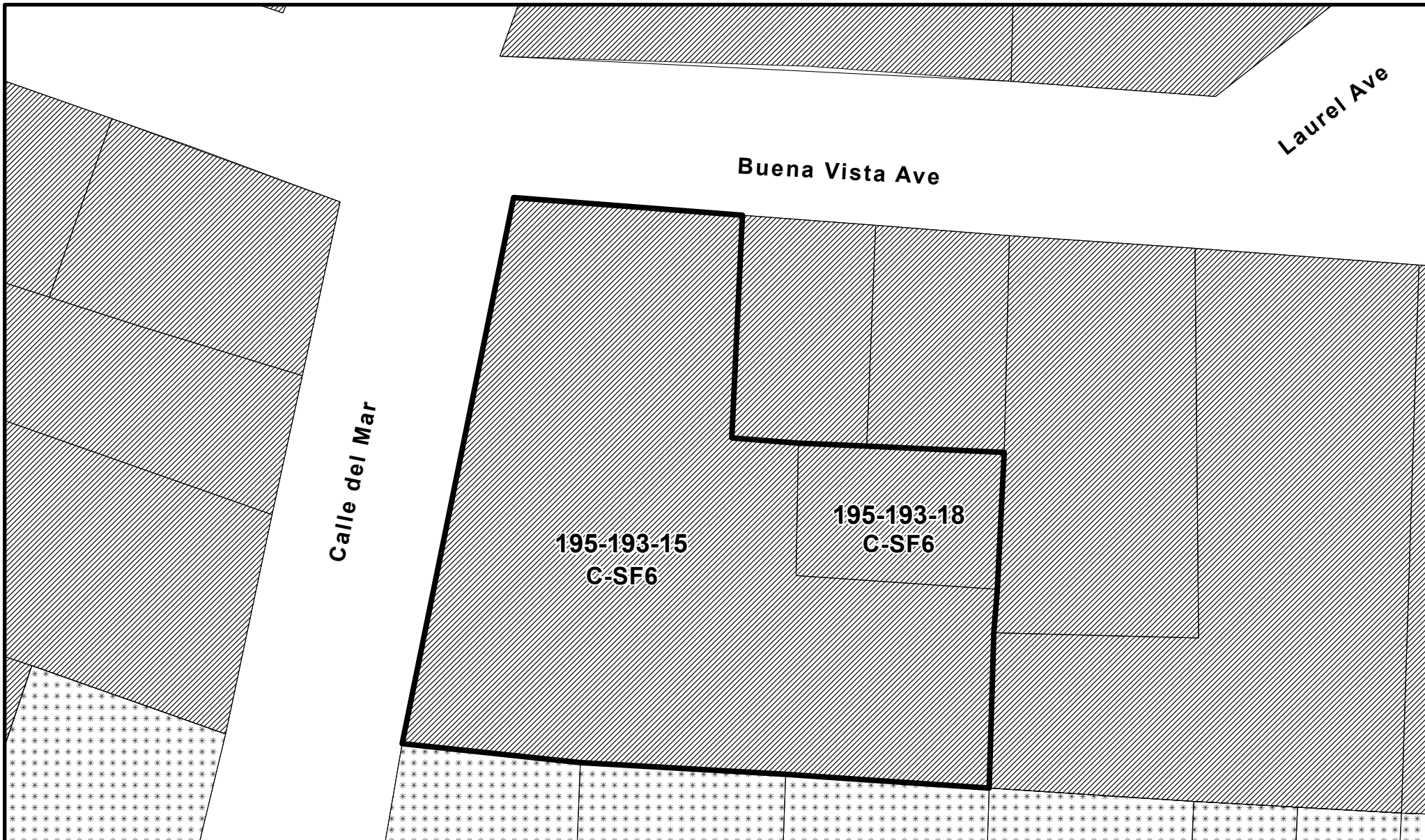


0 0.03 0.06 Miles

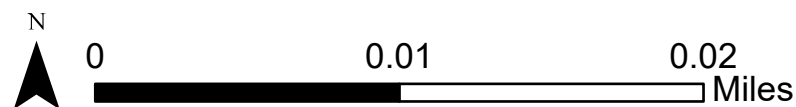
Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



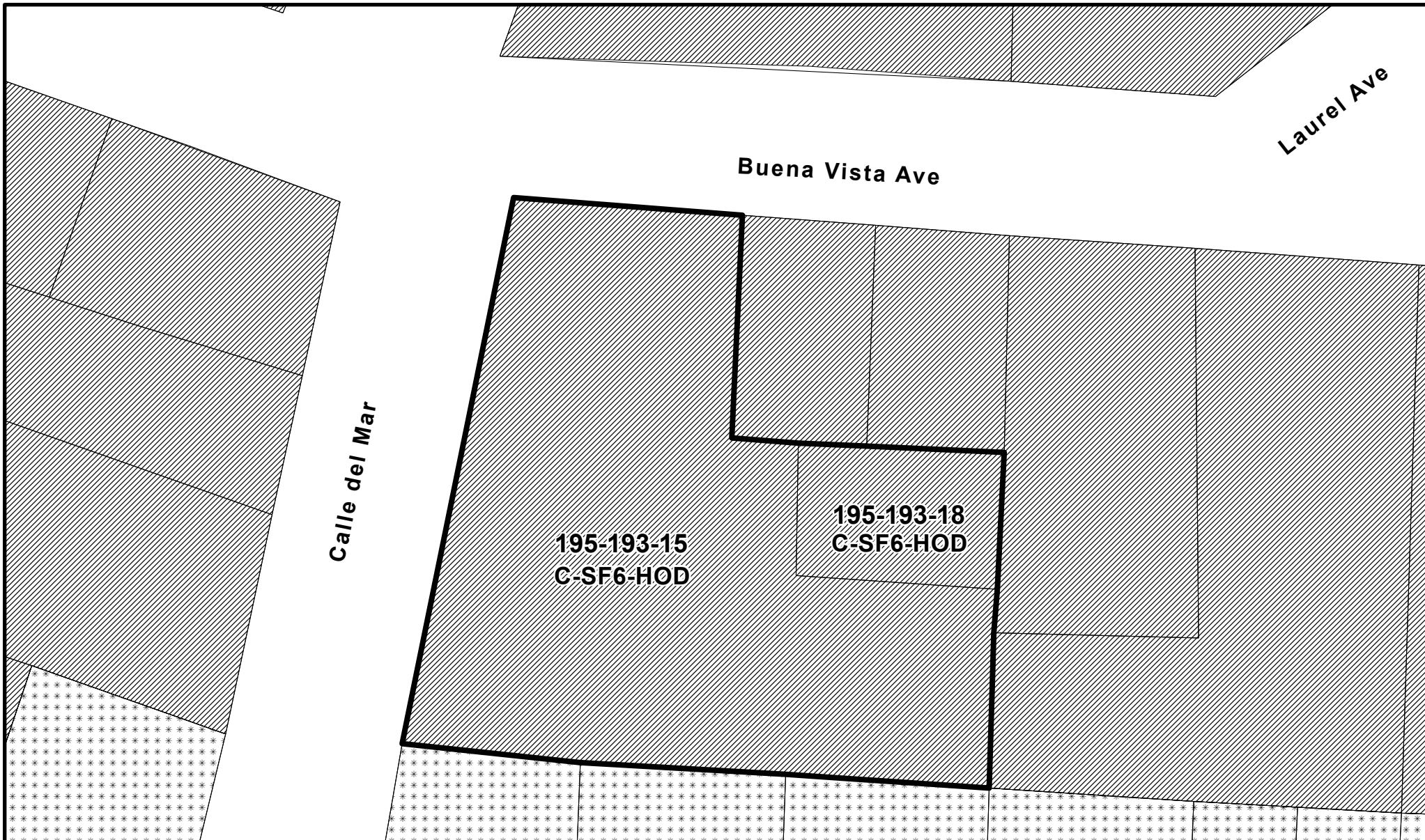
Existing Land Use Designation - Stinson Beach Underutilized Residential



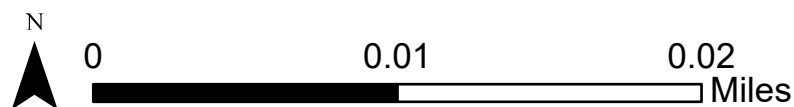
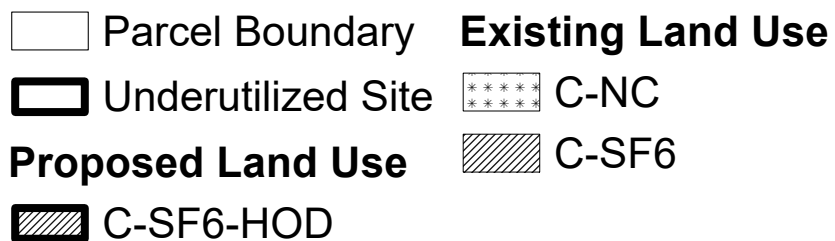
Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



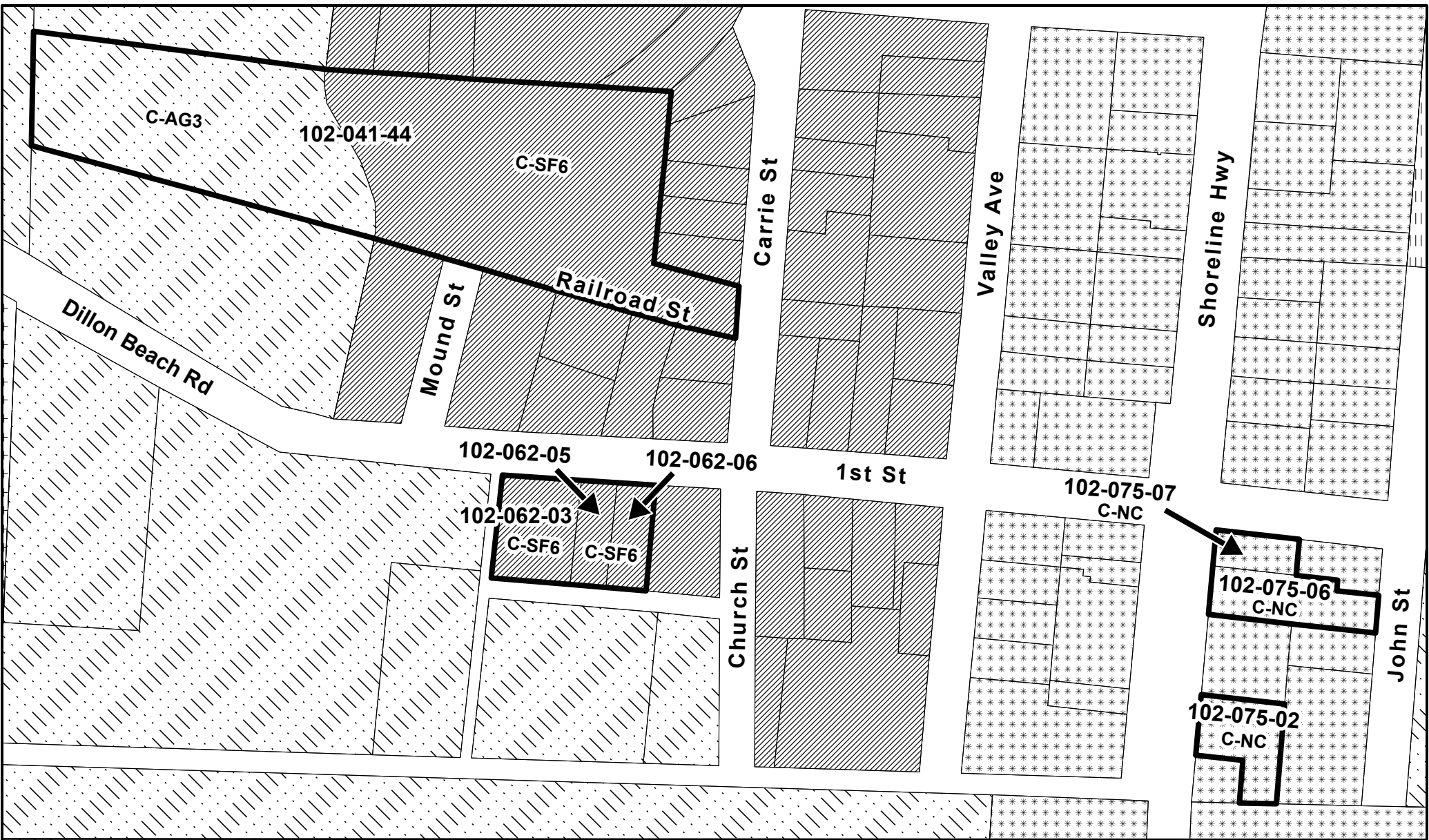
Proposed Land Use Designation - Stinson Beach Underutilized Residential



Date: November 18th, 2024

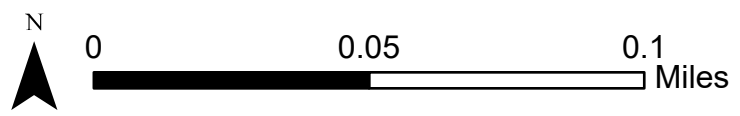
Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.

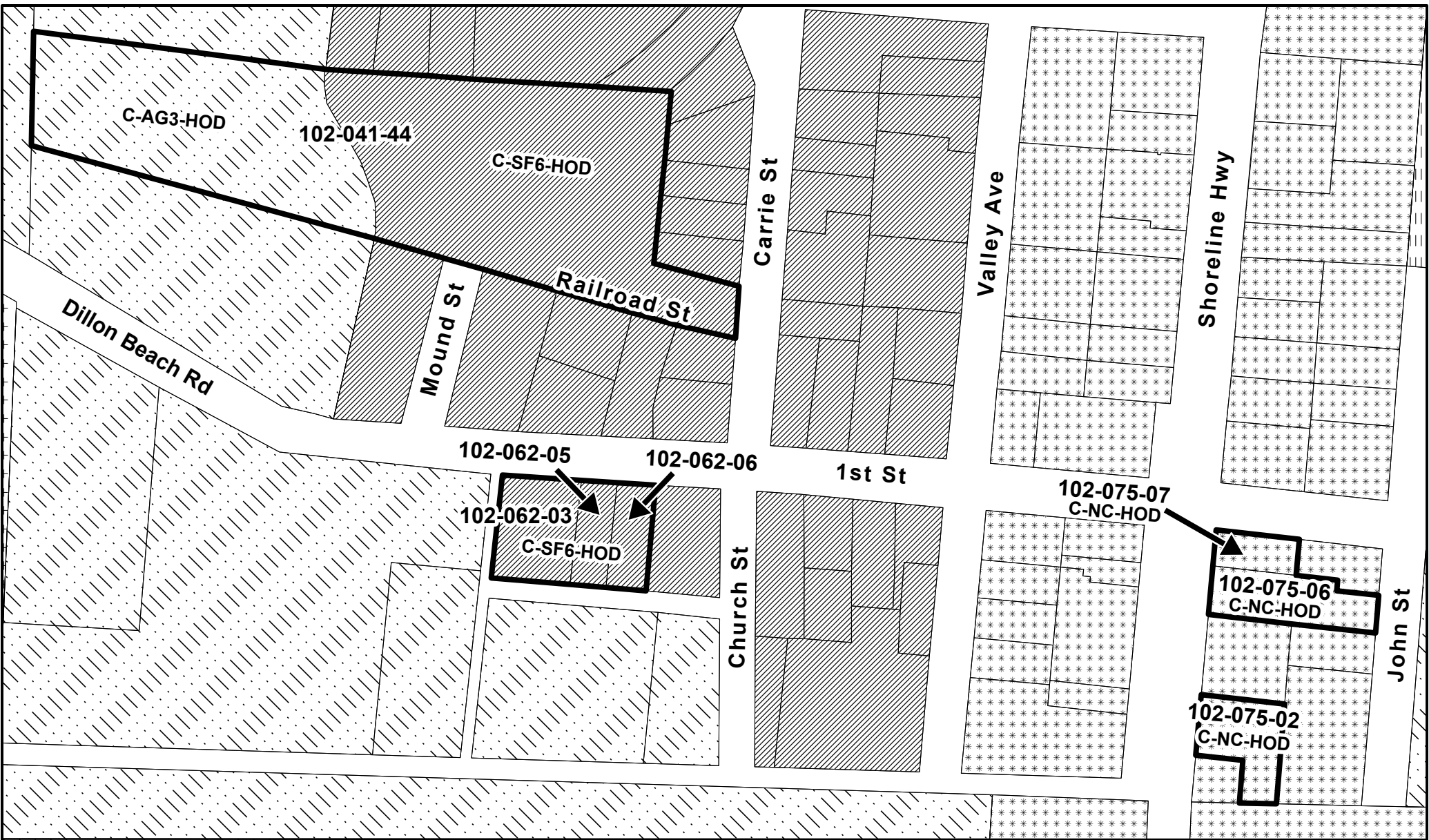


Existing Land Use Designation - Tomales (Vacant)

- | | |
|--------------------------|-------|
| Parcel Boundary | C-AG2 |
| Tomales (Vacant) | C-AG3 |
| Existing Land Use | C-NC |
| C-AG1 | C-SF6 |



Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Tomales (Vacant)

Proposed Land Use

- C-AG3-HOD
- C-NC-HOD
- C-SF6-HOD

Parcel Boundary

Tomales (Vacant)

Existing Land Use

C-AG1

C-AG2

C-AG3

C-NC

C-SF6



0

0.05

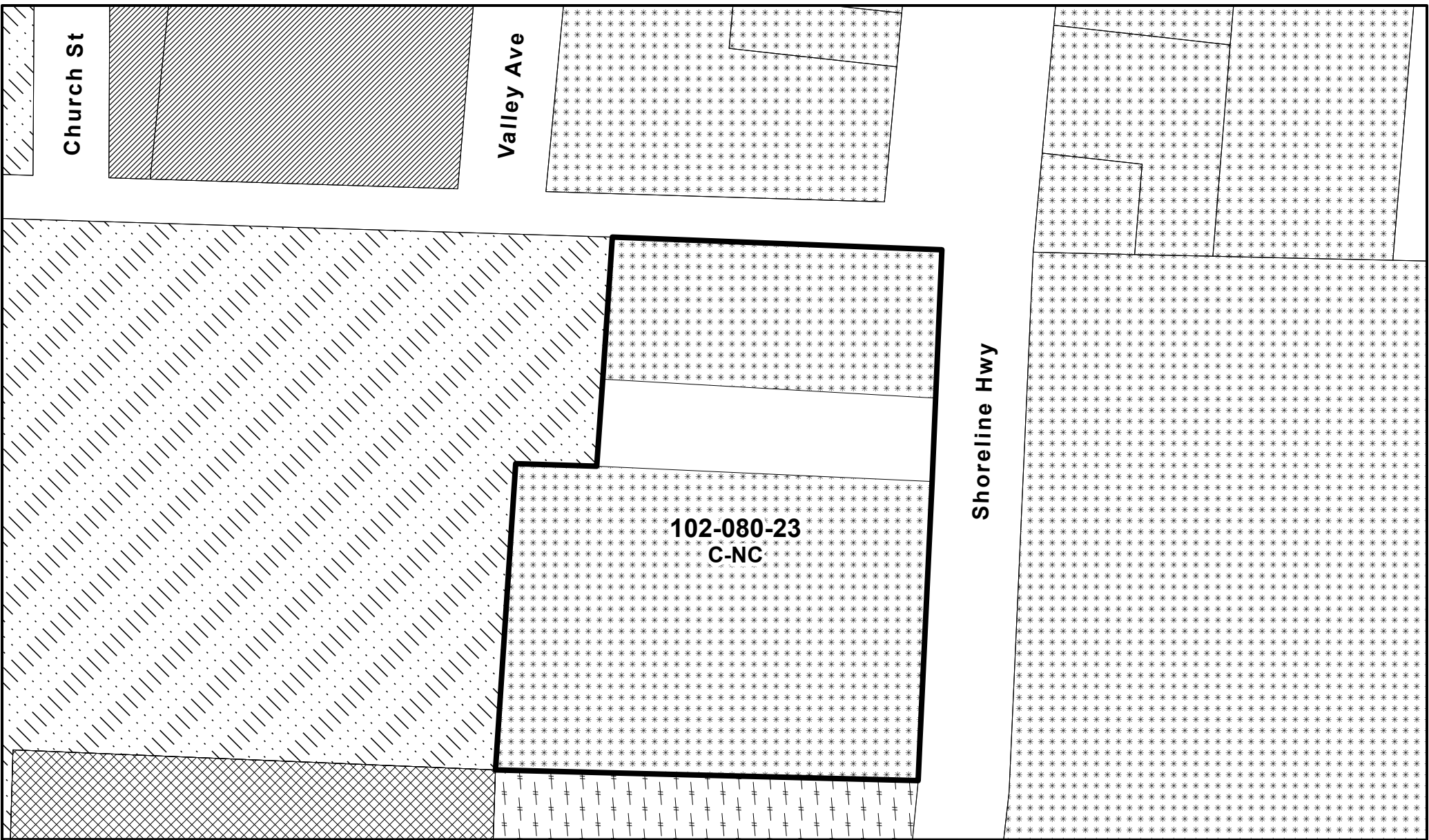
0.1

Miles

Date: March 25th, 2026

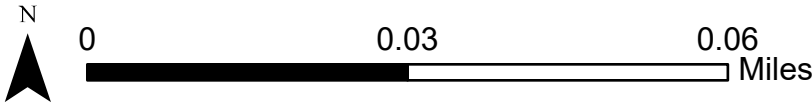
Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.

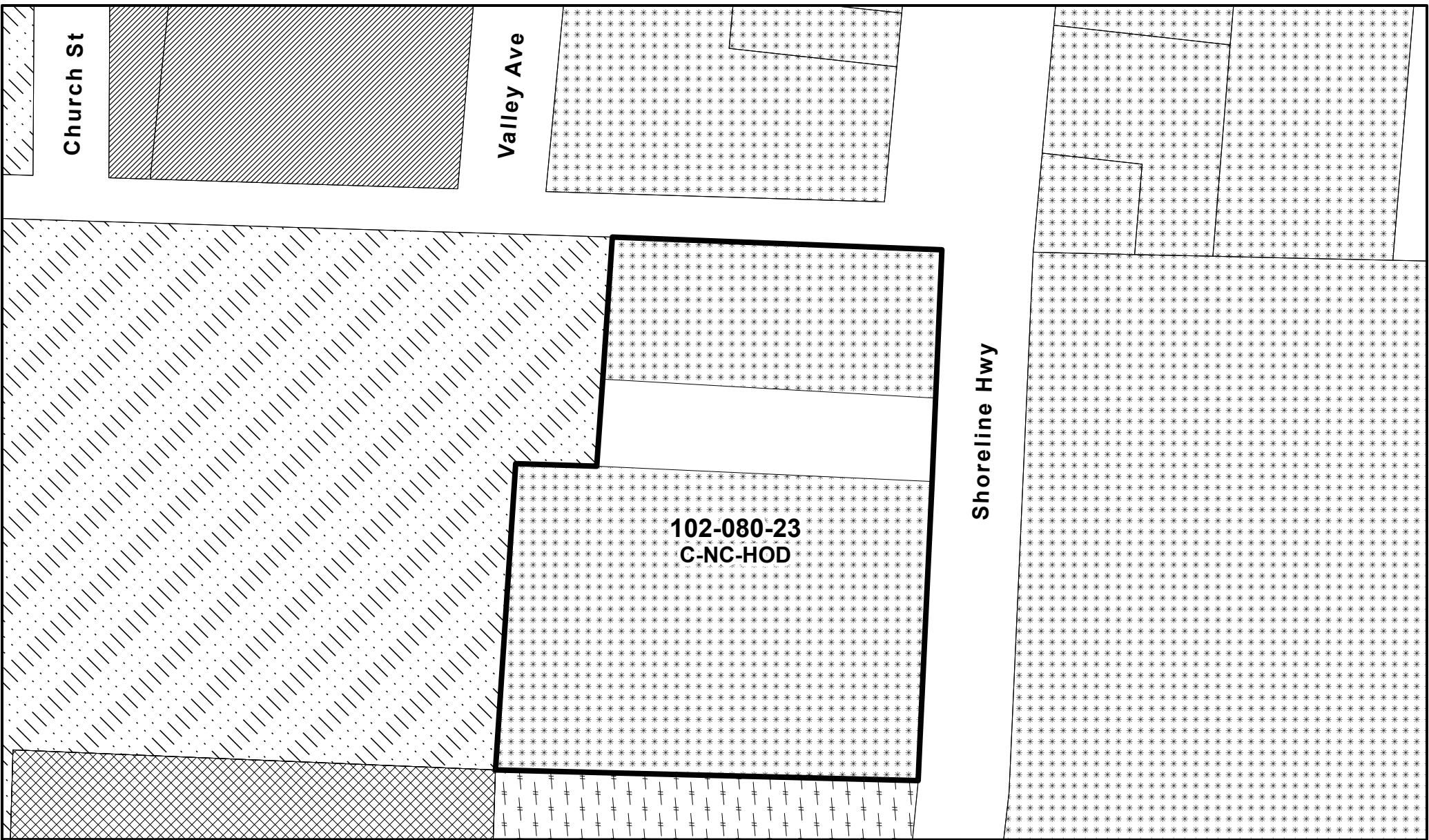


Existing Land Use Designation - Tomales Catholic Church

- | | |
|--------------------------|---------|
| Parcel Boundary | C-NC |
| Church | C-NC-PF |
| Existing Land Use | C-SF3 |
| C-AG3 | C-SF6 |

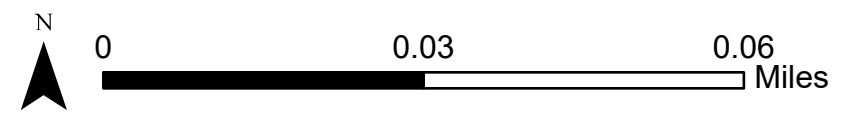


Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.

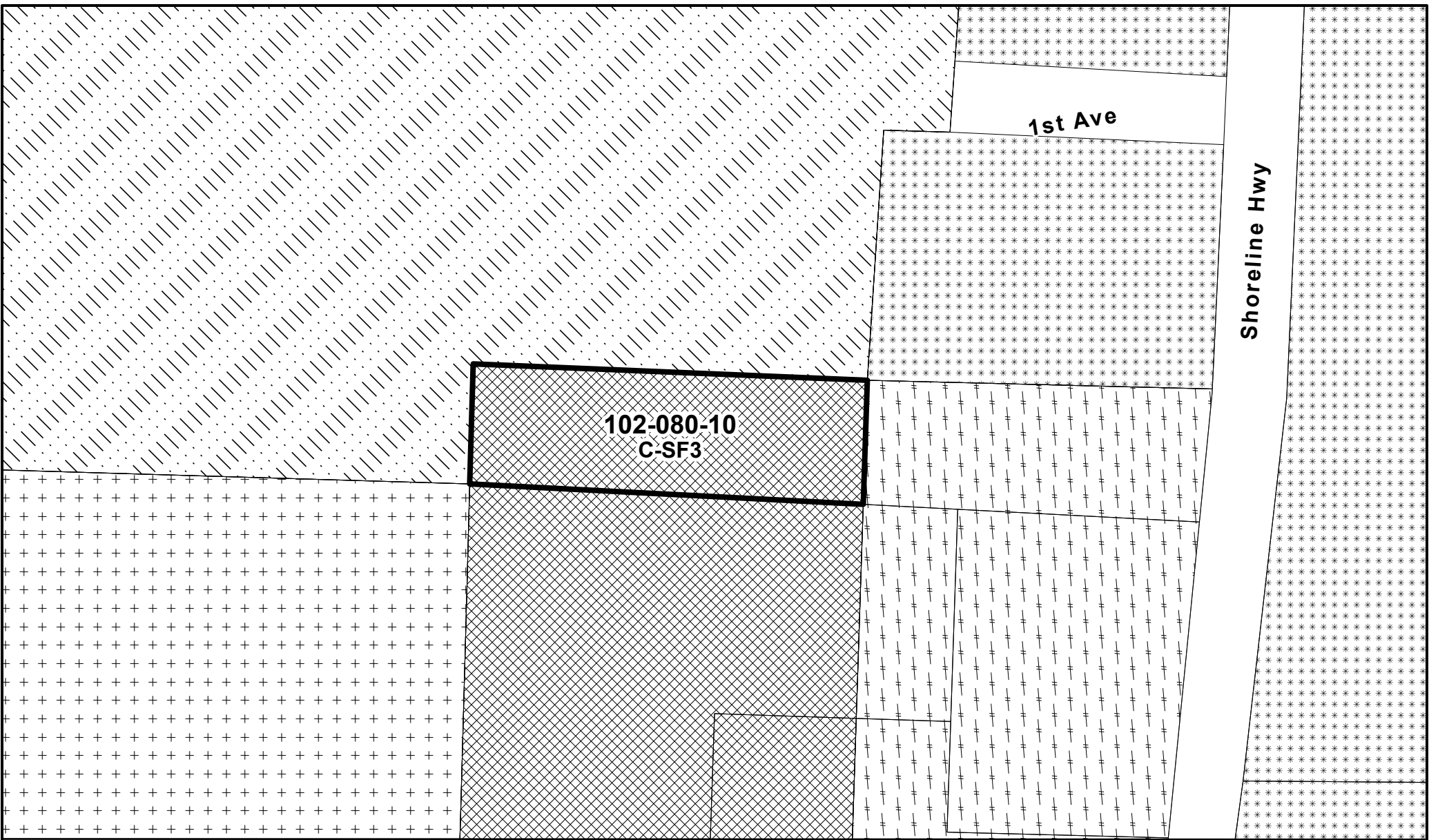


Proposed Land Use Designation - Tomales Catholic Church

- | | | |
|--------------------------|--------------------------|-------|
| Parcel Boundary | Existing Land Use | C-SF3 |
| Church | C-AG3 | C-SF6 |
| Proposed Land Use | C-NC | |
| C-NC-HOD | C-NC-PF | |

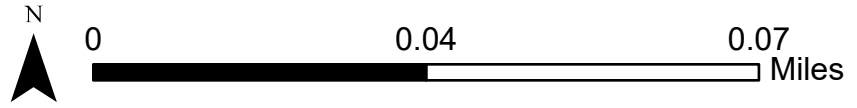


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

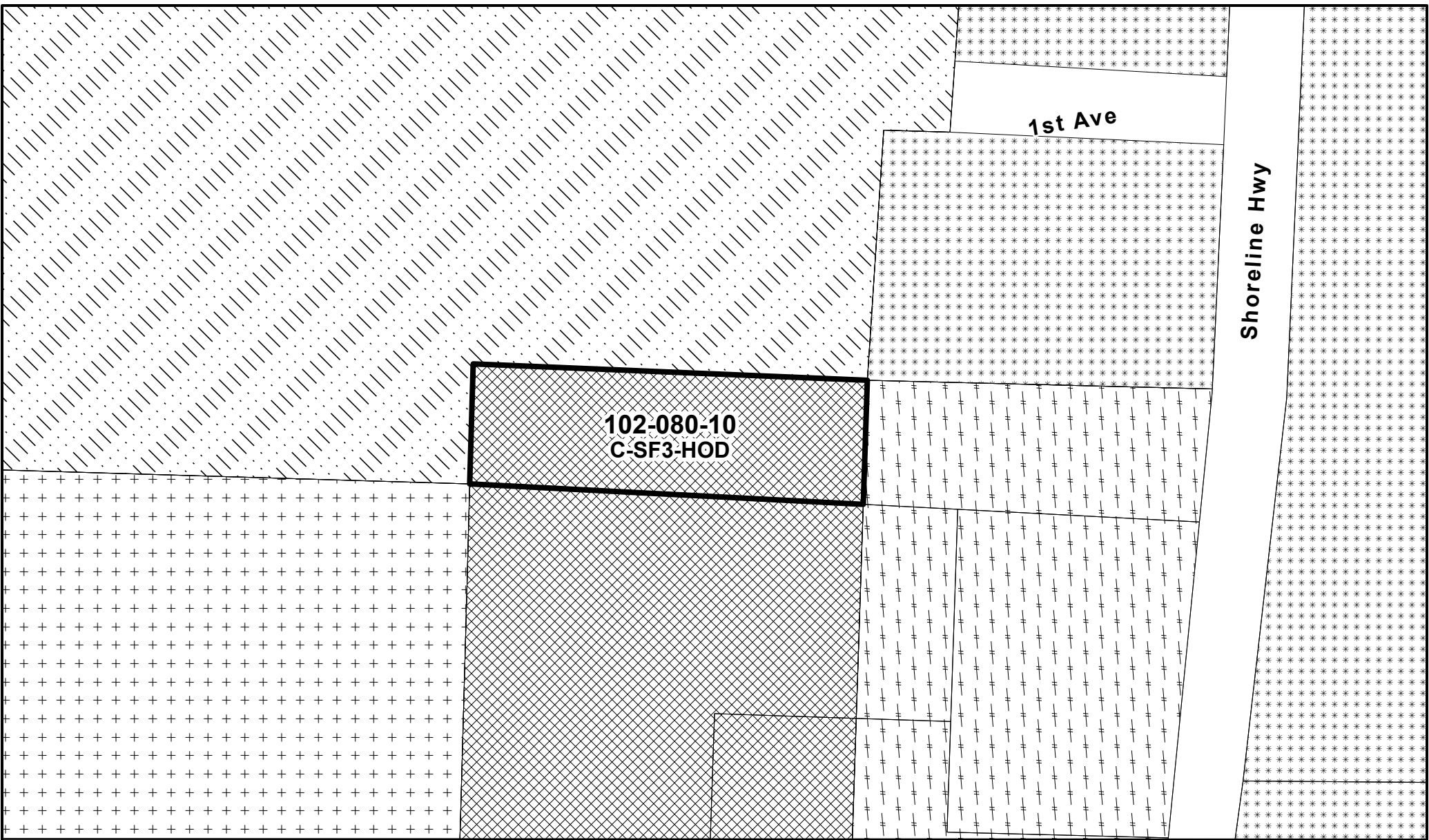


Existing Land Use Designation - Tomales Joint High School District

- | | |
|--------------------------|---------|
| Parcel Boundary | C-AG3 |
| School District | C-NC |
| Existing Land Use | C-NC-PF |
| C-AG1 | C-SF3 |

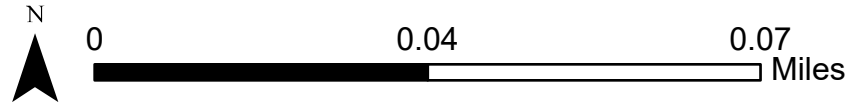


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

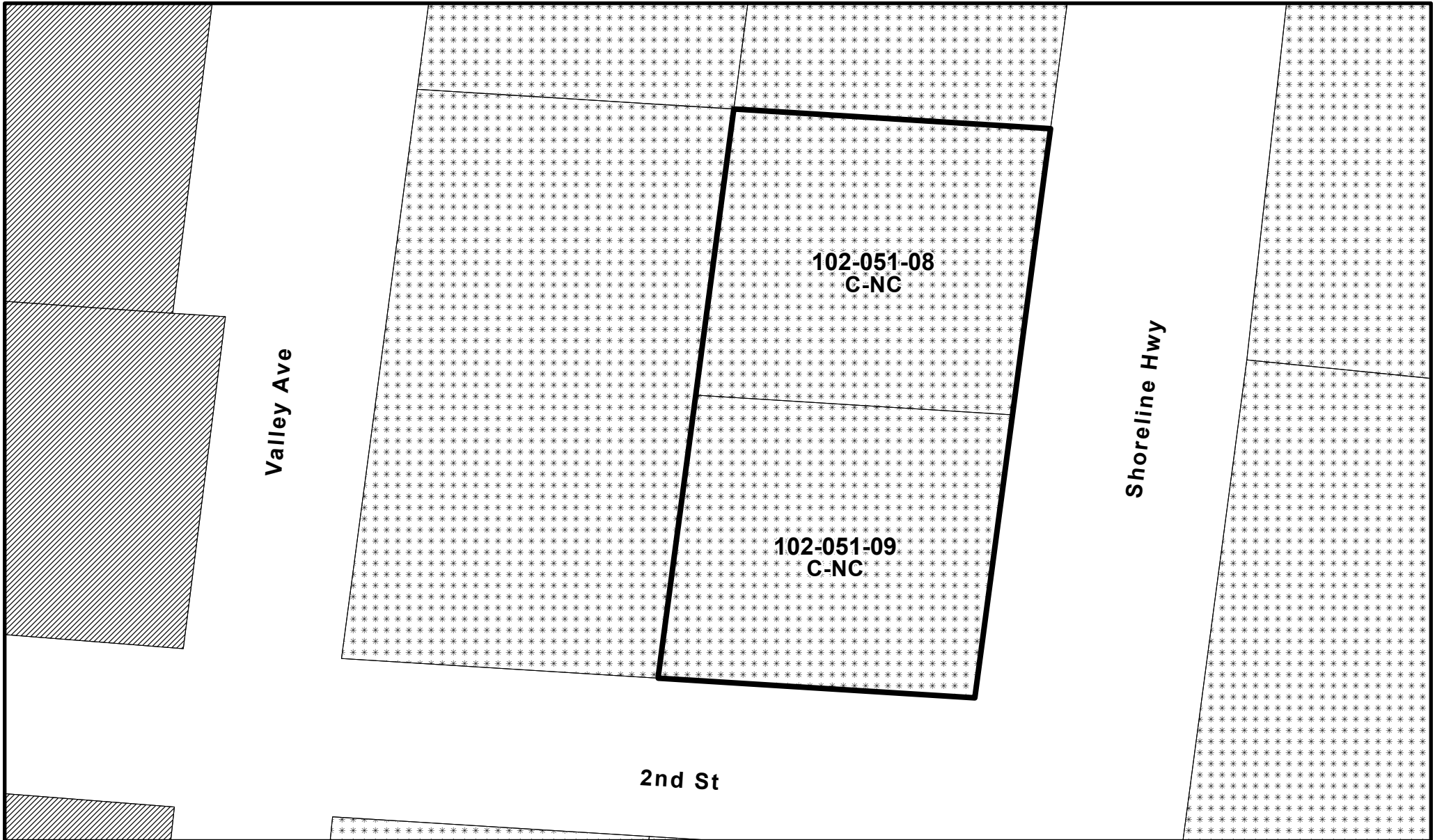


Proposed Land Use Designation - Tomales Joint High School District

- | | | |
|--------------------------|--------------------------|---------|
| Parcel Boundary | Existing Land Use | C-NC-PF |
| School District | C-AG1 | C-SF3 |
| Proposed Land Use | C-AG3 | |
| C-SF3-HOD | C-NC | |



Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Tomales Nursery

- | | |
|---|---|
|  Parcel Boundary | Existing Land Use |
|  Tomales Nursery |  C-NC |
| |  C-SF6 |



0

0.02

0.04

Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.

Valley Ave

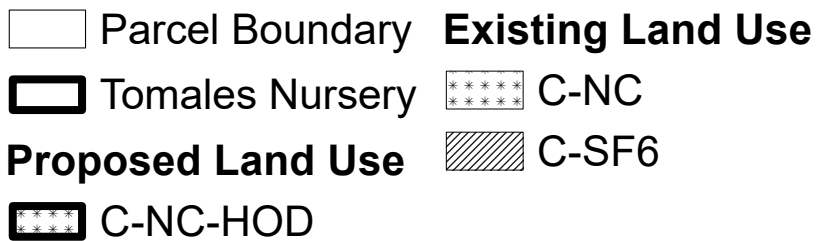
Shoreline Hwy

2nd St

102-051-08
C-NC-HOD

102-051-09
C-NC-HOD

Proposed Land Use Designation - Tomales Nursery



0

0.02

0.04

Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Tomales Underutilized

- | | |
|--------------------------|----------|
| Parcel Boundary | C-AG2-PF |
| Tomales | C-AG3 |
| Existing Land Use | C-NC |
| C-AG1 | C-SF6 |
| C-AG2 | |

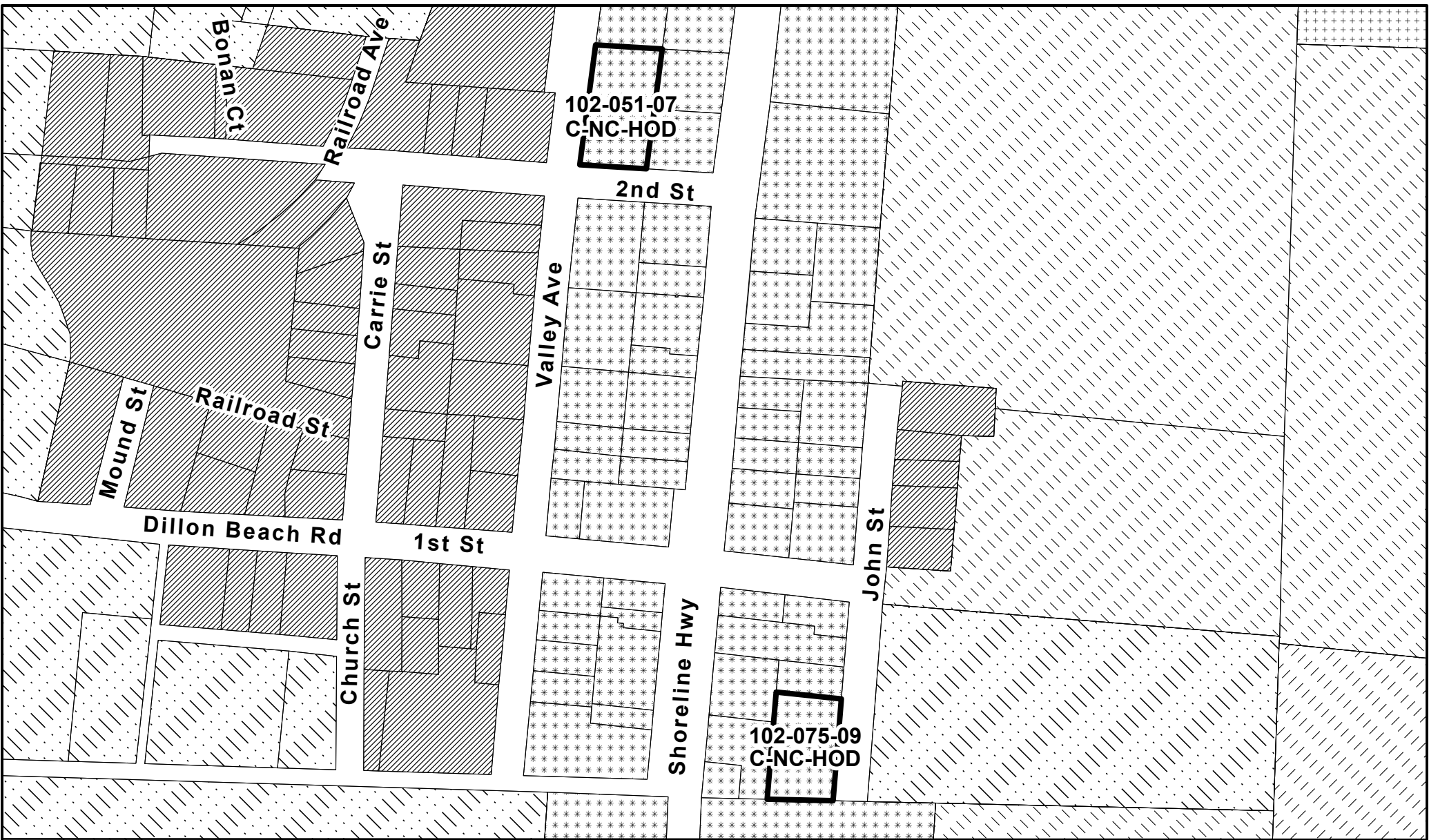


0 0.07 0.15 Miles

Date: March 25th, 2026

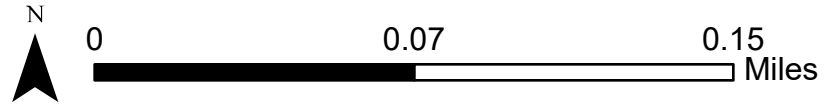
Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Tomales Underutilized

- | | | |
|--------------------------|--------------------------|-------|
| Parcel Boundary | Existing Land Use | C-AG3 |
| Tomales | C-AG1 | C-NC |
| Proposed Land Use | C-AG2 | C-SF6 |
| C-NC-HOD | C-AG2-PF | |



Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.